



22 Malthouse Road, Selsey, PO20 0QU

Guide Price **£360,000** Freehold

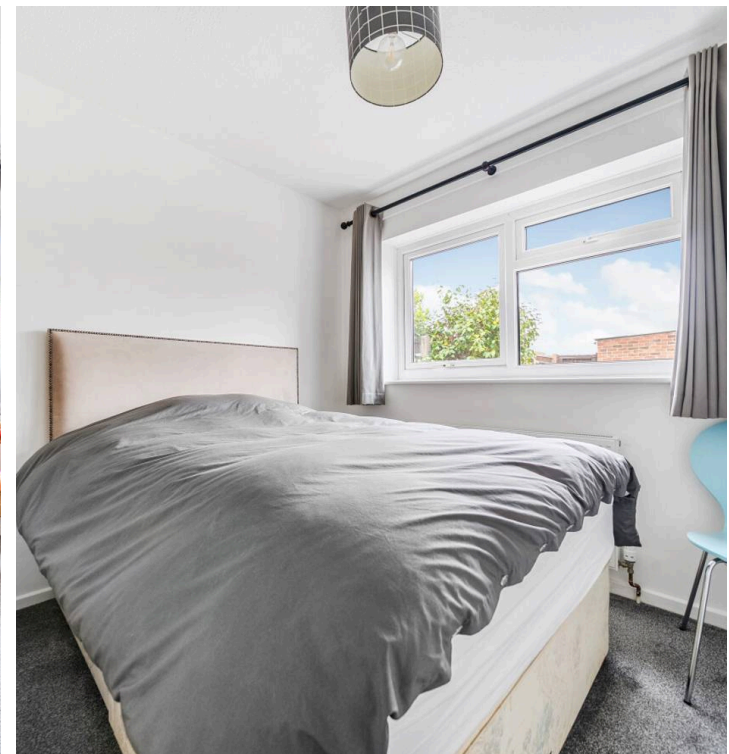
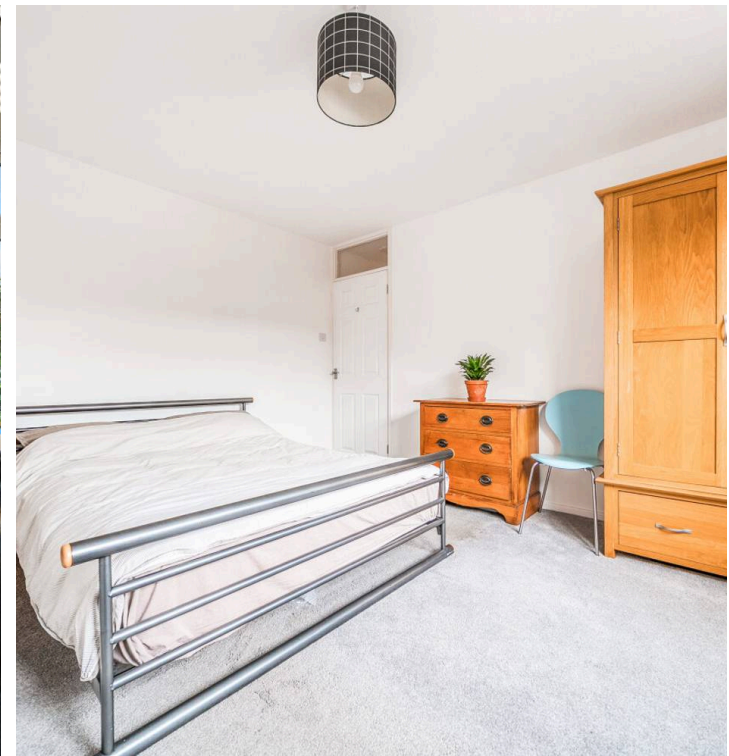
 **Henry Adams**
estate agents

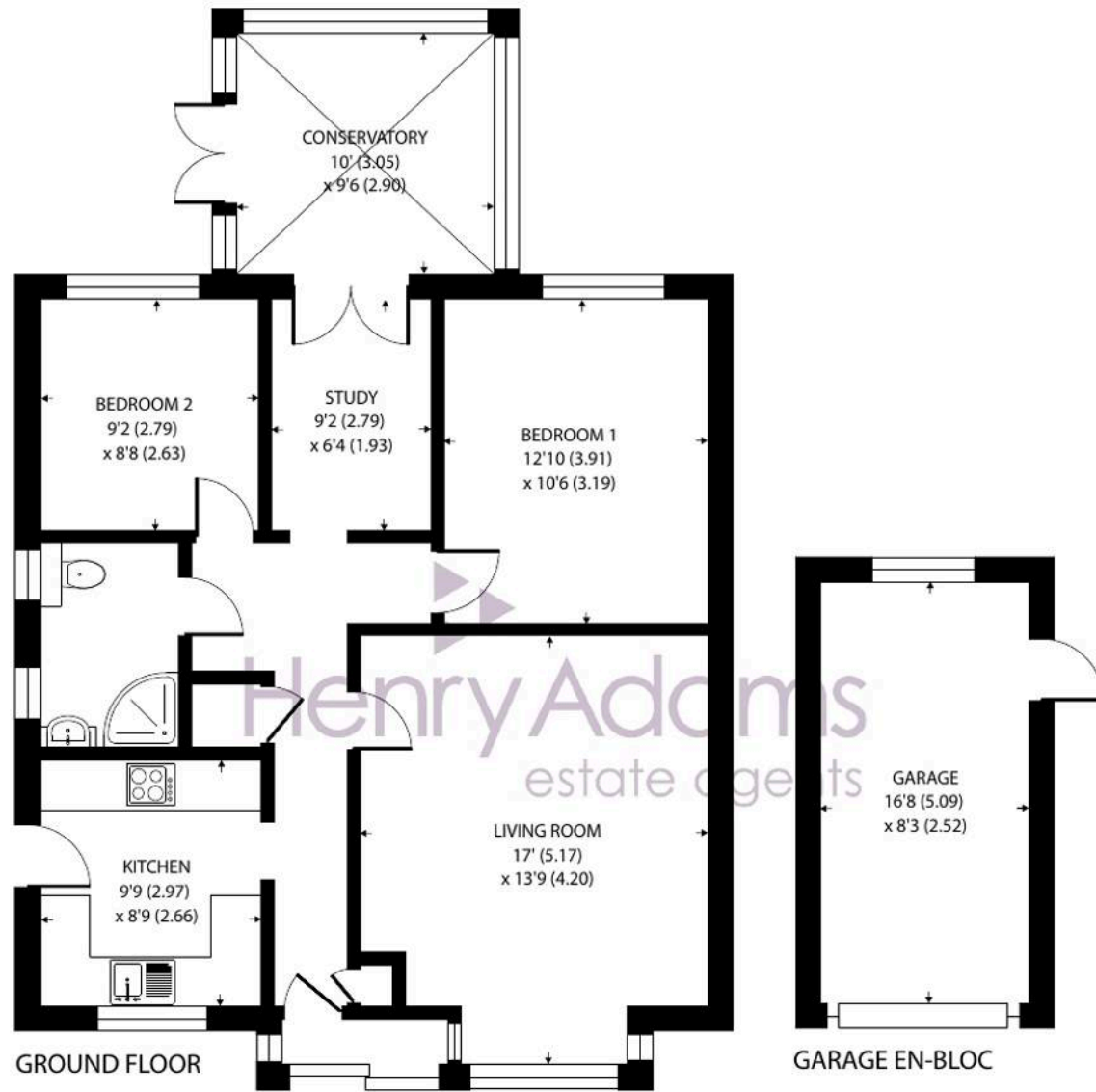
22 Malthouse Road

Selsey, Chichester

This well-presented detached bungalow is situated on a desirable corner plot, offering a spacious and versatile layout ideal for a variety of buyers. The property features two double bedrooms, as well as a versatile study or home office (formerly the 3rd bedroom), perfect for those working from home or requiring additional space for hobbies. The bright living room provides a welcoming atmosphere for relaxing or entertaining, while the conservatory offers a tranquil spot to enjoy a view out to the garden. The kitchen benefits from convenient side access directly into the garden, making outdoor dining or gardening tasks effortless. Located within close proximity to the High Street, residents can enjoy easy access to local shops, cafes, and essential amenities. Additional practical features include a private driveway providing off-road parking and a single garage, ideal for secure parking or extra storage. The property is designed for low maintenance living, with a manageable rear garden and straightforward access to both the driveway and garage.

- Detached bungalow situation on a corner plot
- Two double bedrooms & study/home office
- Living room & conservatory
- Kitchen with side access to the garden
- Close proximity to the High street amenities
- Driveway & garage
- Low maintenance rear garden with access to the driveway & garage





Approximate Area = 877 sq ft / 81.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale





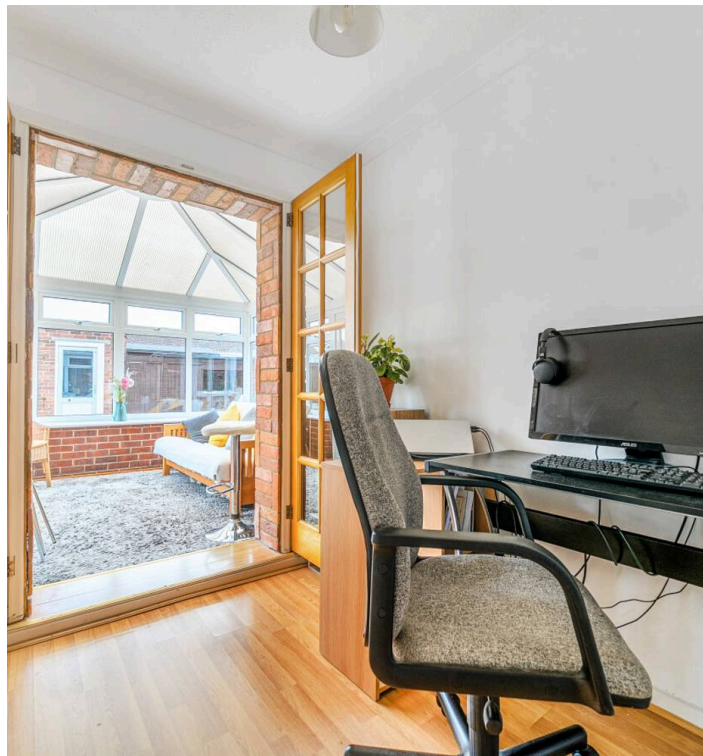
22 Malthouse Road

Selsey, Chichester

The outside space is a particular highlight of this bungalow, with its corner plot position affording a generous feeling of space and privacy. The front garden is mainly laid to lawn and extends around to the side of the property, creating an attractive green outlook and additional planting opportunities. To the rear, the garden is thoughtfully designed for ease of maintenance, with paved areas bordered by established flower beds, providing a pleasant setting for outdoor seating or entertaining. The garden benefits from direct access to the front of the property, the driveway, and the single garage, which is located at the rear for added convenience. The garage is equipped with an up and over door, lighting, power, making it ideal for those who require workshop space or secure storage. With its practical layout, attractive gardens, and excellent location close to local amenities, this bungalow offers a superb opportunity for buyers.

Council Tax band: D £2,524.40

EPC Energy Efficiency Rating: C





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.