



11 Slattsfield Close, Selsey, PO20 0EB

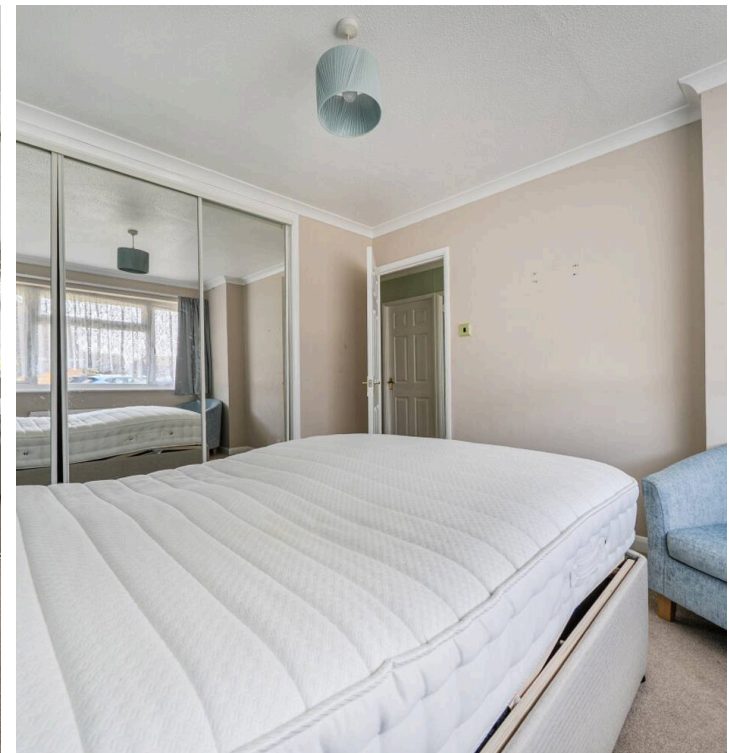
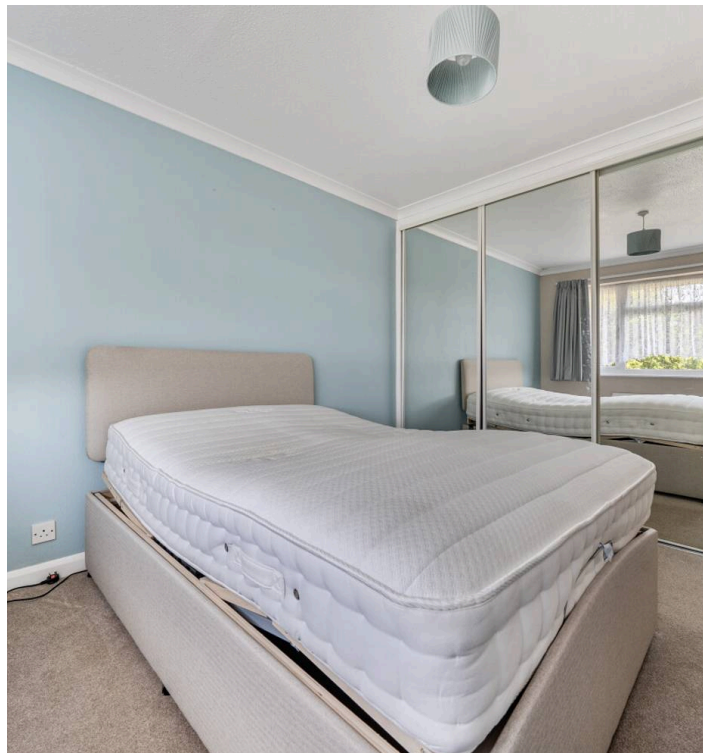
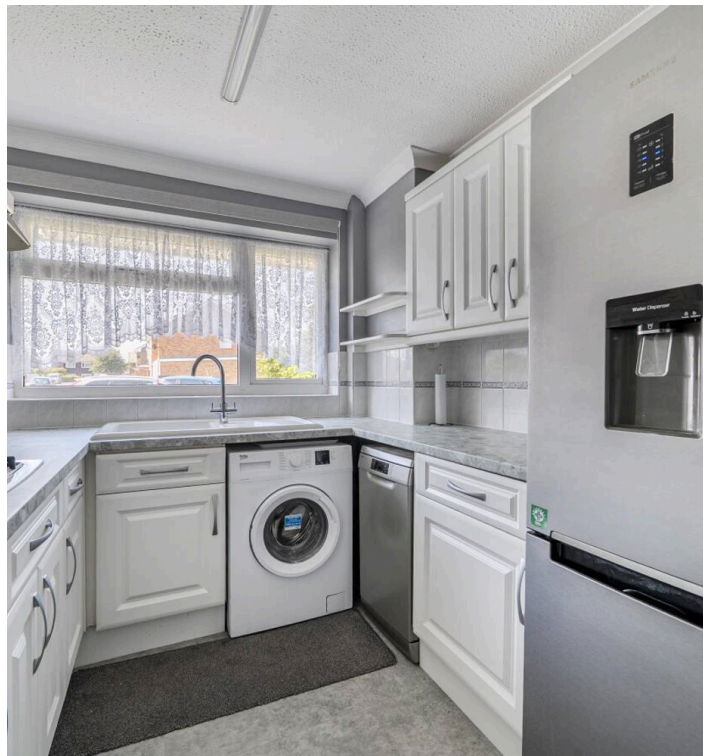
Guide Price **£275,000** Freehold

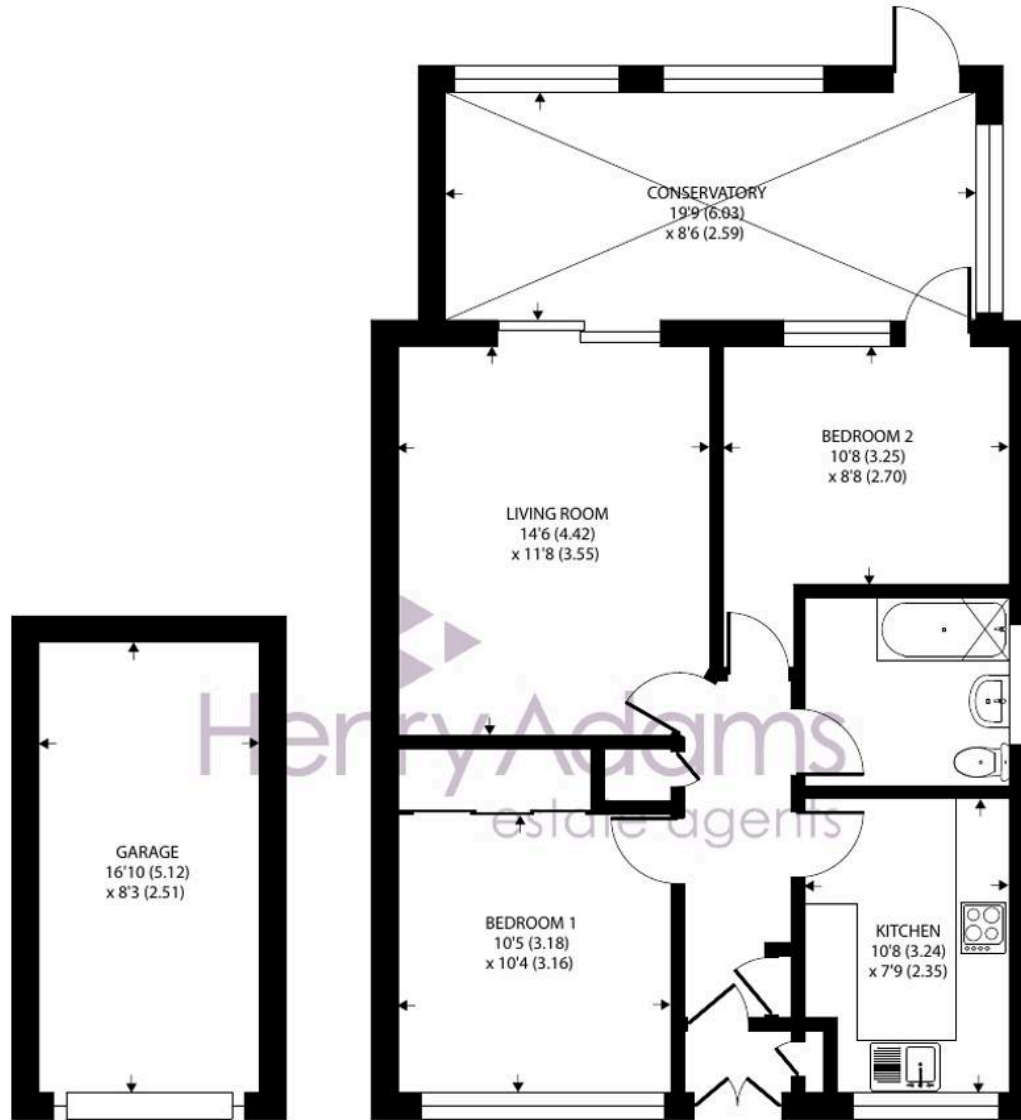
11 Slattsfield Close

Selsey, Chichester

This well presented end terraced bungalow offers a fantastic opportunity for buyers seeking a comfortable and low maintenance home. The property features two bedrooms, a spacious living room and a bright conservatory that provides an ideal space to relax or entertain. The modern kitchen is equipped with contemporary units and has been enhanced by the installation of a new boiler in 2020, ensuring energy efficiency and peace of mind. The property benefits from off road parking, as well as a garage located within a nearby block, offering ample storage or secure parking. Positioned in a quiet cul-de-sac, the bungalow enjoys a peaceful setting while remaining conveniently close to local shops and a regular bus route, making every-day amenities easily accessible. Offered with no onward chain, this property is ready for immediate occupation and would suit a variety of buyers, from downsizers to first time purchasers.

- Well presented end terraced bungalow
- Two bedrooms
- Living room and conservatory
- Modern kitchen
- New boiler in 2020
- Off road parking and garage located in the block
- Cul-de-sac location with local shops and bus route in close proximity
- No onward chain





GROUND FLOOR

Approximate Area = 822 sq ft / 76.3 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 960 sq ft / 89.1 sq m

For identification only - Not to scale





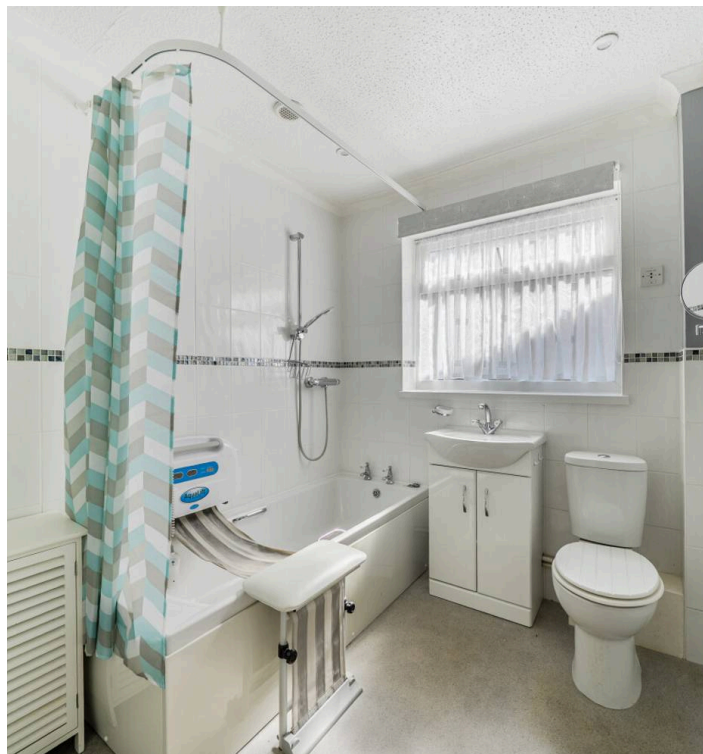
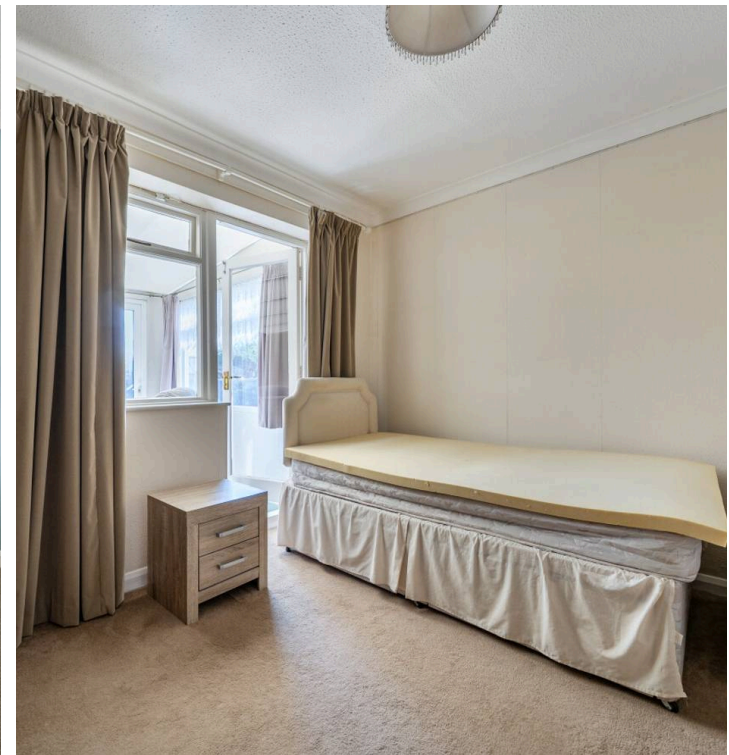
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The outside space is equally appealing, with a welcoming approach featuring a pathway to the front door flanked by neat areas of lawn. A stone covered border runs adjacent to the home and there is useful side access leading to the rear garden. The rear garden is mainly laid to lawn with attractive flower borders, providing a pleasant outlook. A generously sized patio seating area is perfect for outdoor dining or enjoying the sunshine, while side access connects the front and rear of the property for convenience. There is also rear access which leads directly to the garage block where the garage and parking space can be found. The garage, equipped with an up and over door, is located in the block to the right hand corner of Slattsfield Close and is the last garage on the right hand side. This arrangement provides secure parking or additional storage space, further enhancing the practicality of this delightful bungalow.

Council Tax band: C, £2,243.91

EPC Energy Efficiency Rating: D





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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.