



21 Langton Close, Selsey, PO20 0JZ

Guide Price £460,750 Freehold

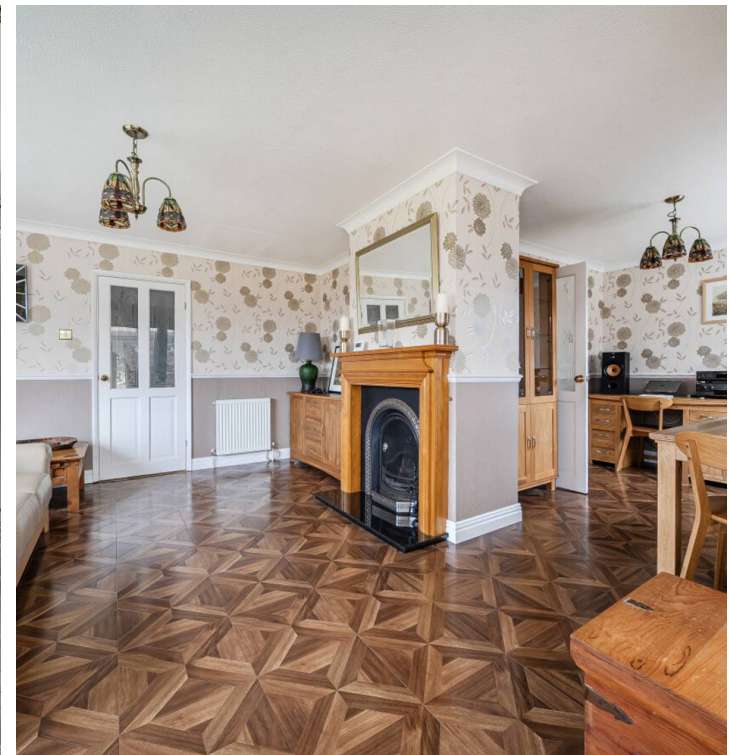
 **Henry Adams**
estate agents

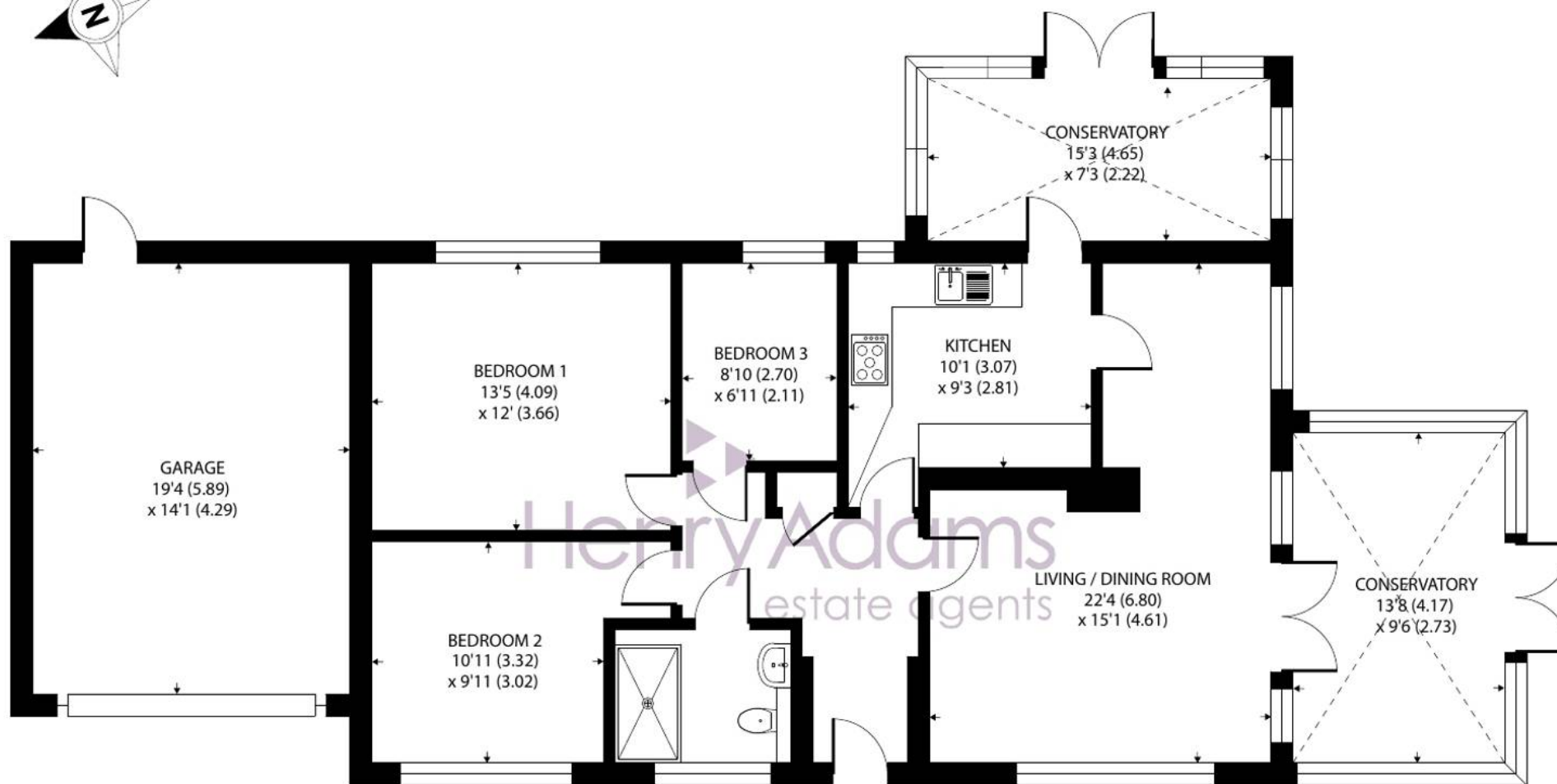
21 Langton Close

Selsey, Chichester

This impressive detached bungalow occupies a desirable corner plot, offering both privacy and convenience within close proximity to high street amenities. The property is thoughtfully arranged and presented to a good standard throughout, featuring three bedrooms and a modern wet room. The heart of the home is an inviting L-shaped living and dining room, providing a versatile space for relaxation and entertaining. Two conservatories enhance the living accommodation, one of which is currently utilised as a practical utility area being located off the kitchen. The interior is tastefully decorated, blending modern finishes with a comfortable and welcoming atmosphere. Designed for ease of living, this bungalow is ideal for those seeking a single-level home with ample space, ease access by way of ramped access to the front door, flexibility and effortless access to local shops, cafes and services.

The bungalow's outside space is a true highlight, with wrap-around gardens extending to three sides of the property. The front and main gardens are predominantly laid to lawn, with established flower and shrub borders. To the rear, the garden has been attractively landscaped with block paving for minimal maintenance, complemented by additional flower borders. A gated, block-paved driveway offers secure off-road parking for two vehicles and leads directly to a larger-than-average garage, which is equipped with an electric roller door, lighting and power. The garage also benefits from a personal door opening onto the rear, providing convenient access for gardening or storage needs.





GROUND FLOOR

Approximate Area = 1185 sq ft / 110 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1460 sq ft / 135.5 sq m

For identification only - Not to scale





21 Langton Close

Selsey, Chichester

Detached 3 bed bungalow on a corner plot with wrap-around gardens, 2 conservatories, modern wet room, ramped access, garage, off-road parking, and close to high street amenities.

Council Tax band: D £2524.40

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached bungalow on corner plot
- Three bedrooms
- L-shaped living/dining room
- Two conservatories (one used as utility space)
- Modern and well presented throughout
- Wet Room
- Corner plot with wrap around gardens
- Close proximity to high street amenities
- Gated double driveway
- Larger than average garage with electric door





Henry Adams - Selsey

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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.