



1 Landseer Drive, Selsey, PO20 0EQ

Guide Price £399,500 Freehold

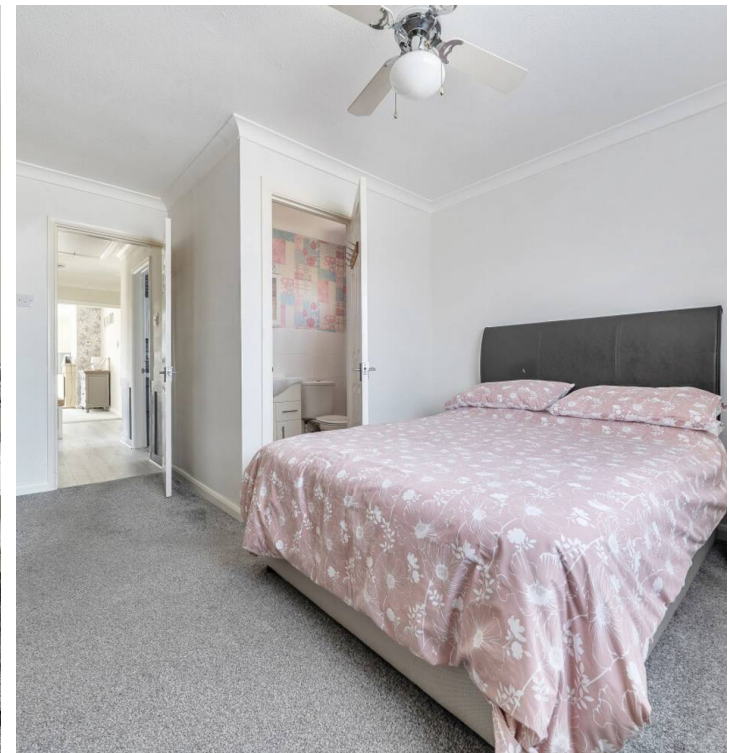
 **Henry Adams**
estate agents

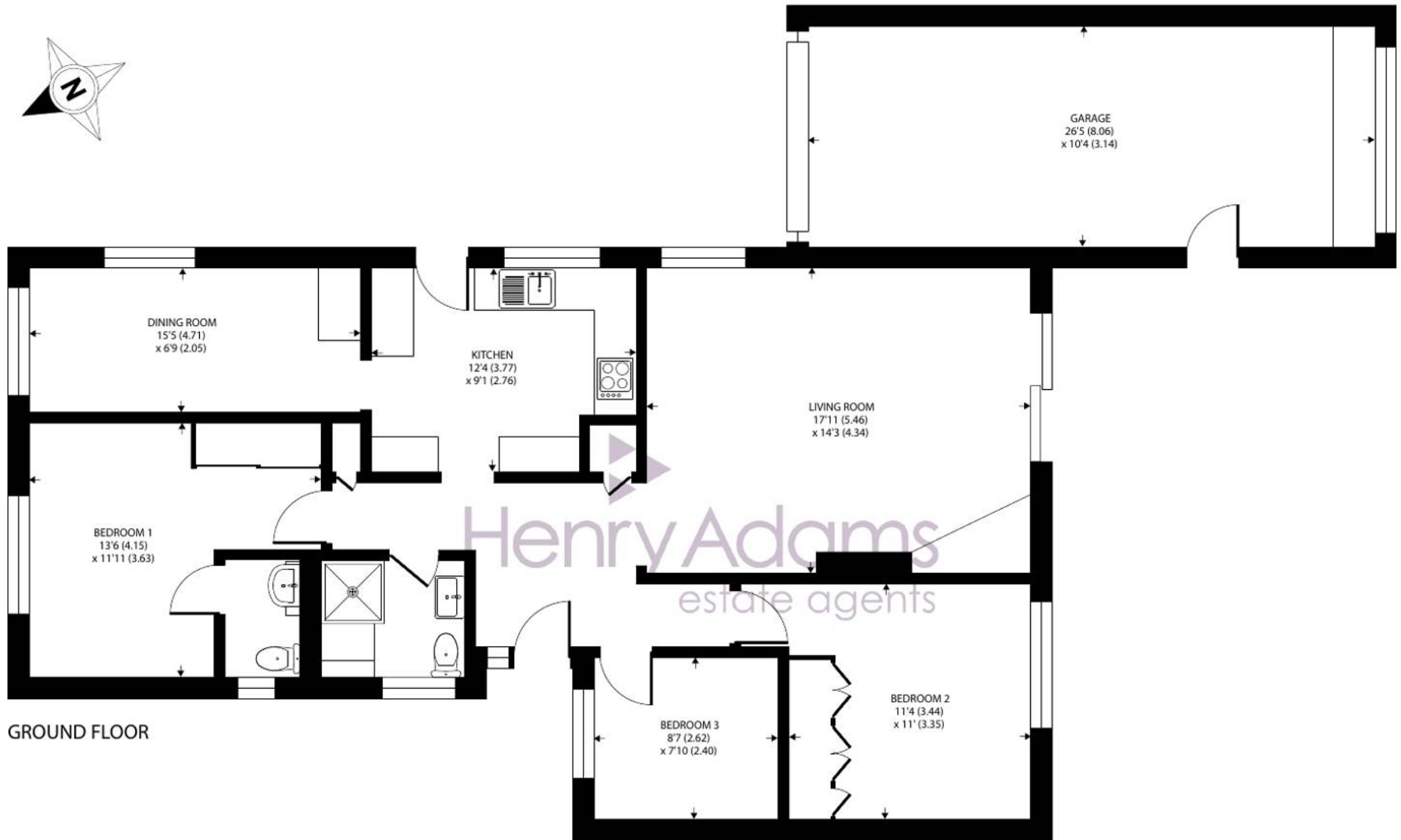
1 Landseer Drive

Selsey, Chichester

This well presented and deceptively spacious semi detached bungalow offers a superb opportunity for buyers seeking comfortable and versatile accommodation in a desirable location. Thoughtfully arranged to maximise both living and entertaining space, the property features a spacious living room with direct access to the garden (perfect for relaxing or hosting guests), complemented by a separate dining room that provides flexibility for formal meals or family gatherings. The modern kitchen is fitted with contemporary units, creating a practical and stylish environment for cooking and every-day living. There are three well proportioned bedrooms, including a principal bedroom that benefits from an en-suite cloakroom for added convenience, while the remaining bedrooms are served by a family shower room.

- Well presented and deceptively spacious semi detached bungalow
- Two reception rooms
- Three bedrooms
- Spacious living room with direct access to the garden
- Family shower room and en-suite cloakroom to main bedroom
- South facing rear garden
- Modern kitchen and shower room
- Generous resin laid driveway with parking for multiple vehicles
- Detached garage with electric door
- Close proximity to the shops, bus route & beach





Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale





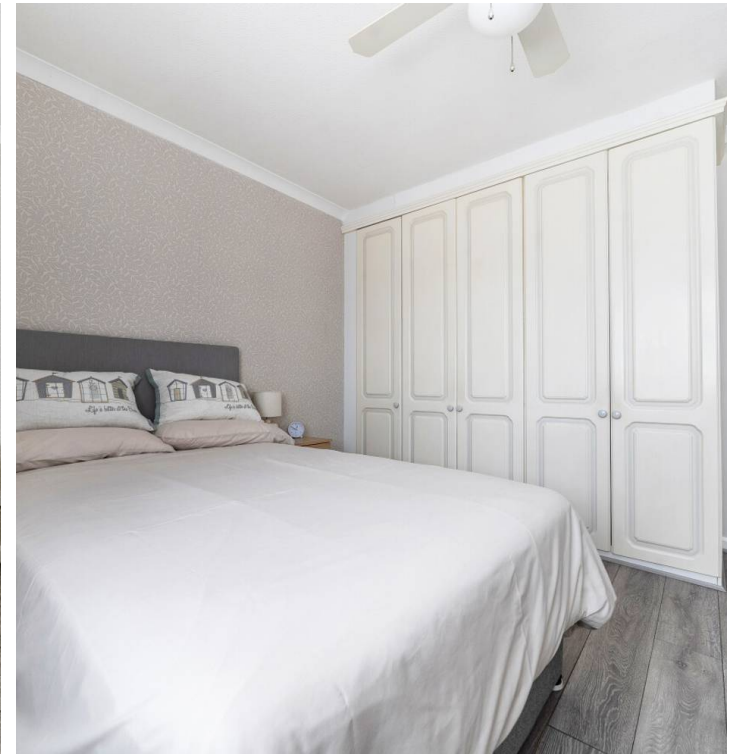
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The property's layout is designed to suit a variety of lifestyles, whether you require additional workspace, a guest room, or a hobby area. Additional highlights include a generous resin laid driveway, which provides ample parking for multiple vehicles and leads to a detached garage with an electric door (ideal for secure storage or workshop use). Located within close proximity to a range of local amenities, including shops, bus routes, and the beach, this attractive bungalow combines modern comforts with a practical setting. The property is ideally situated for those seeking easy access to daily essentials, leisure facilities, and scenic coastal walks. With its blend of contemporary finishes, spacious interior, and convenient features, this bungalow is perfectly suited to families, downsizers, or anyone looking for a move-in ready home in a sought after area. Early viewing is highly recommended to appreciate the accommodation on offer.

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.