



15 Grafton Road, Selsey, PO20 0JH

Guide Price £374,950 Freehold

 **Henry Adams**
estate agents

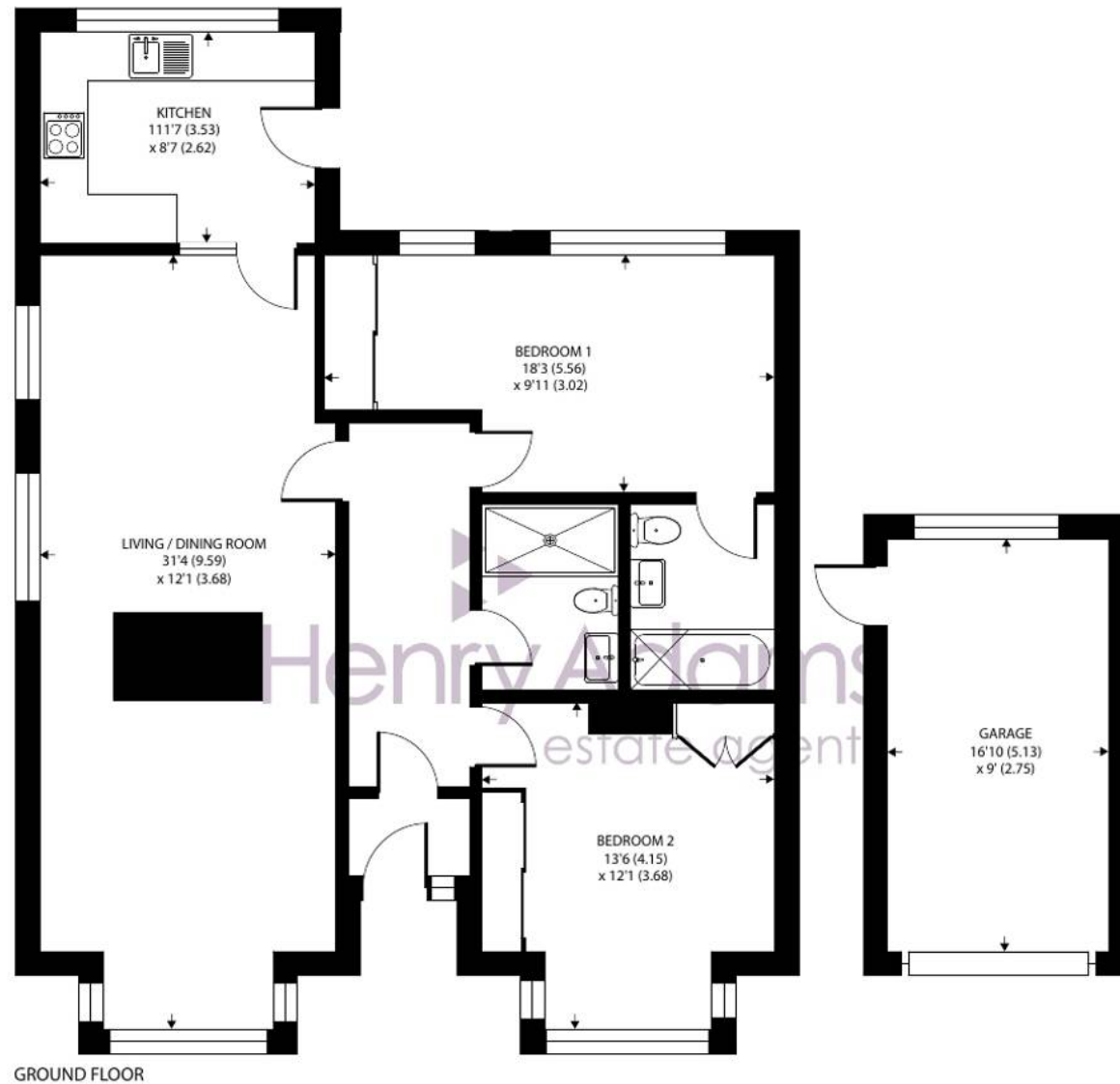
15 Grafton Road

Selsey, Chichester

Offered to the market is this charming double gabled detached character bungalow close to both local amenities and the beach. The property features two double bedrooms, both of which benefit from built in wardrobes and the main one a dressing area, providing ample storage and a sense of comfort. The main bedroom also enjoys the added luxury of an en-suite bathroom, while a well appointed family shower room serves the rest of the accommodation.

The layout includes two reception rooms, ideal for relaxing or entertaining guests, with natural light streaming through the double fronted bay windows that enhance the home's charming character and kerb appeal. The kitchen is arranged to maximise functionality and although some might suggest requires updating, its perfectly serviceable for every-day living. Practicality is further enhanced by off road parking to one side of the home along with a driveway and a garage on the opposing side, offering plenty of space for vehicles and additional storage. The boiler was replaced approximately four years ago and remains under warranty, providing peace of mind regarding energy efficiency and future maintenance. The property's interior is designed to offer a seamless flow between rooms, creating a welcoming atmosphere throughout.





GROUND FLOOR

Approximate Area = 978 sq ft / 90.8 sq m (excludes lean to)

Garage = 152 sq ft / 14.1 sq m

Total = 1130 sq ft / 104.9 sq m

For identification only - Not to scale





15 Grafton Road

Selsey, Chichester

This bungalow is within easy reach of a wide range of shops, cafes and essential services, ensuring daily conveniences are always close at hand. The nearby beach provides the perfect setting for leisurely walks and relaxation by the sea. The private rear garden benefits from an easterly aspect, ensuring plenty of morning sunlight and a tranquil setting for outdoor enjoyment. Whether you are looking to downsize, relocate closer to the coast or simply enjoy the unique charm and practicality of a bungalow, this property represents a rare and exciting opportunity.

Council Tax band: D £2,524.40

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Double Gabled detached character bungalow
- Two double bedrooms both with built in wardrobes
- Two reception rooms
- Family shower room & en-suite to bedroom
- Off road parking, driveway & garage
- Double fronted bay windows
- Boiler replaced approx 4yrs ago with remainder of warranty
- Easterly facing private rear garden
- Close proximity to the amenities and beach
- No Onward Chain





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.