



33 Grove Road, Selsey, PO20 0AS

Guide Price **£499,500** Freehold

 **Henry Adams**
estate agents

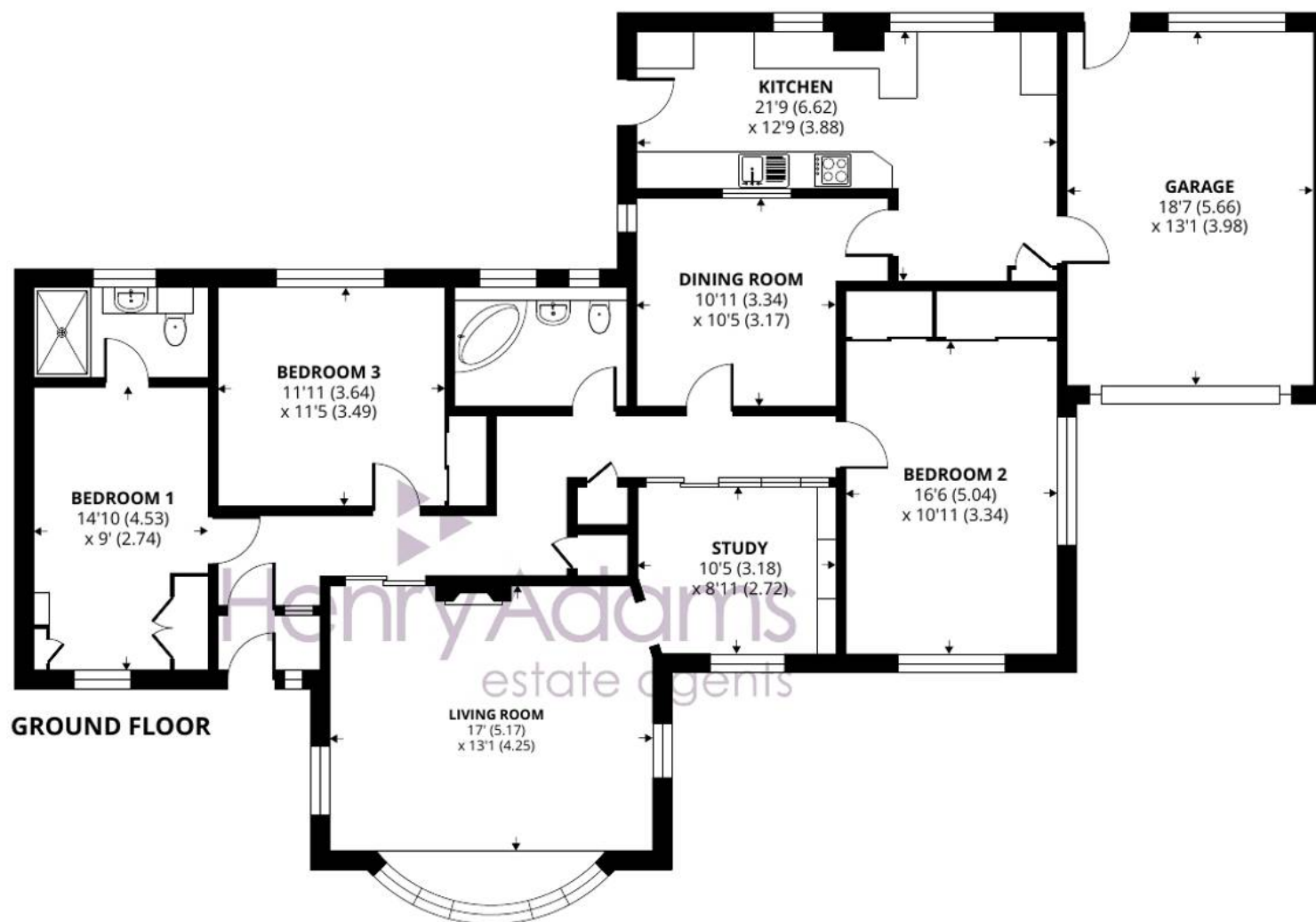
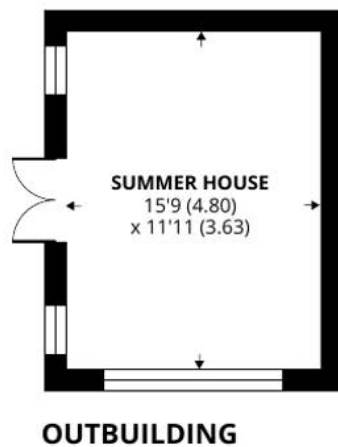
33 Grove Road

Selsey, Chichester

Set within its own generous plot of approximately 0.22 acre, this spacious detached bungalow offers versatile and well-proportioned accommodation, ideal for both families and those seeking single-level living. The property boasts three double bedrooms, including a principal suite with its own en-suite shower room, and a further family bathroom to serve the remaining bedrooms. There are three distinct reception rooms, providing flexible space for entertaining, relaxing, or working from home. The kitchen is complemented by a dining/breakfast area along with a dedicated separate dining room and a comfortable lounge. A newly installed wooden studio or summer house adds further appeal, offering a perfect retreat for hobbies, a home office, or a tranquil garden room. Located to the south of the High Street, the property is within easy walking distance of local amenities and transport links.

- Spacious detached bungalow set within its own plot of 0.22 acre
- Three double bedrooms, one with en-suite
- Two bathrooms
- Three reception rooms
- Newly installed wooded studio/summer house
- Gated, in & out driveway offering parking for numerous vehicles
- Double garage with direct access to both the home & the garden
- Located to the south of the high street, within walking distance to the amenities
- No onward chain





Approximate Area = 1542 sq ft / 143.2 sq m

Garage = 242 sq ft / 22.4 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 1972 sq ft / 183 sq m

For identification only - Not to scale





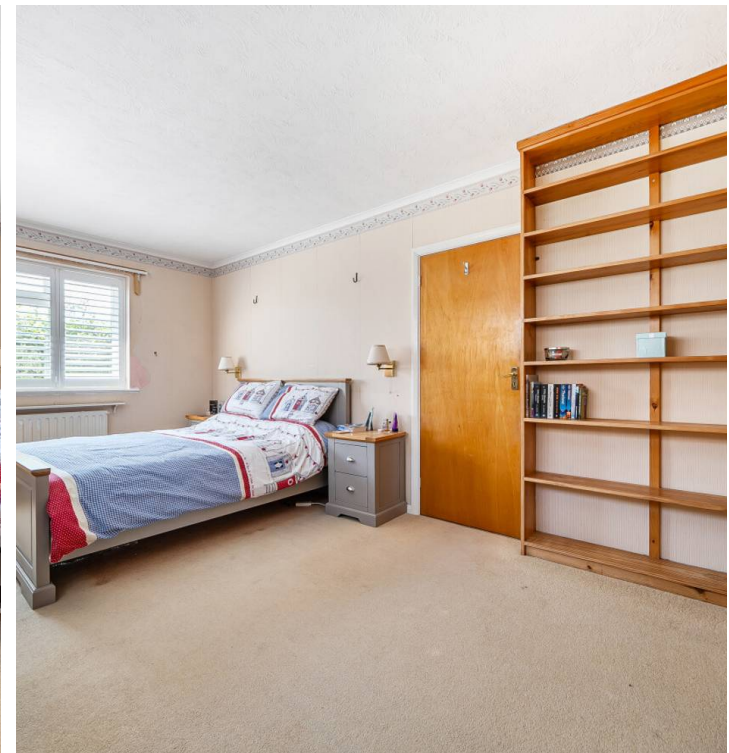
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The outside space is equally impressive, with a beautifully landscaped front garden featuring a central circular lawn bordered by mature shrubs and colourful flowers, with additional planting to the perimeters. Twin iron gates open onto a sweeping gravel driveway, offering ample parking and leading to the double garage, which is equipped with an electrically operated roller door, lighting, power, and personal doors to both the home and the garden. The rear garden measures approximately 75ft by 50ft and provides a delightful outdoor haven, with a patio seating area adjacent to the house, surrounded by rose beds. Lawned areas are interspersed with pathways that separate the various sections of the garden, while raised beds (formerly a kitchen garden) are now attractively planted with shrubs. This property combines generous living accommodation with outstanding outside space, making it a rare opportunity in a sought-after location whilst being offered for sale with no onward chain.

Council Tax band: E, £3,085.39

Tenure: Freehold







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.