



53 Marine Drive, Selsey, PO20 0ST

Guide Price £275,000 Freehold

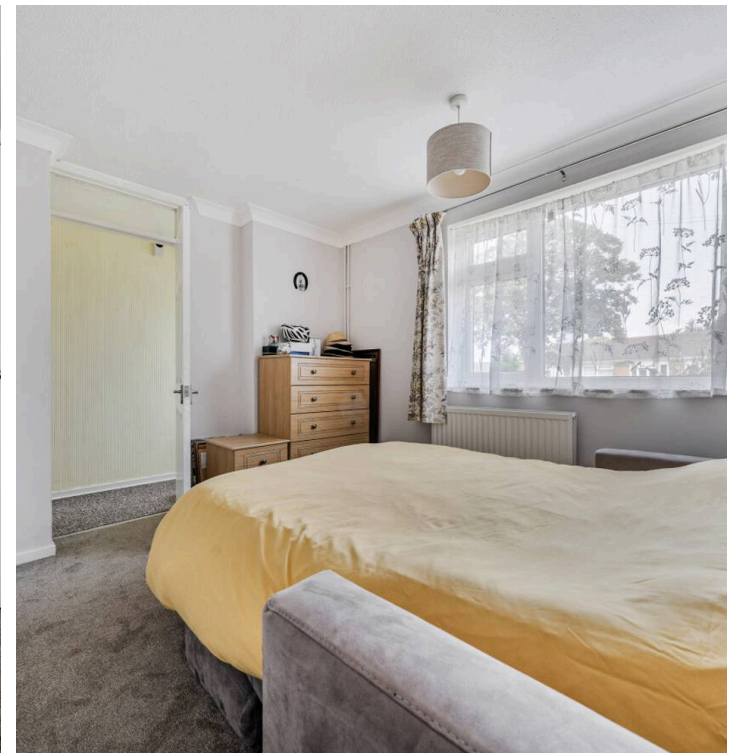
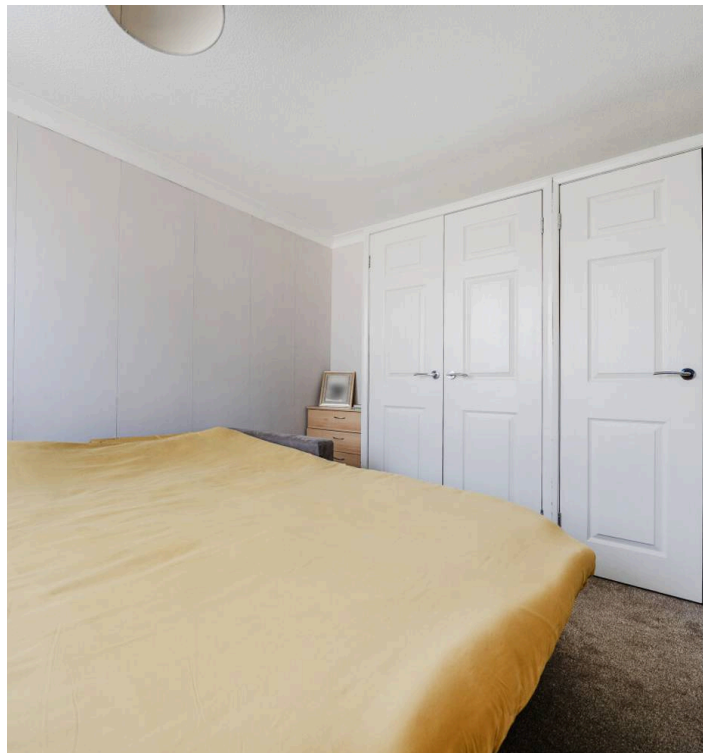
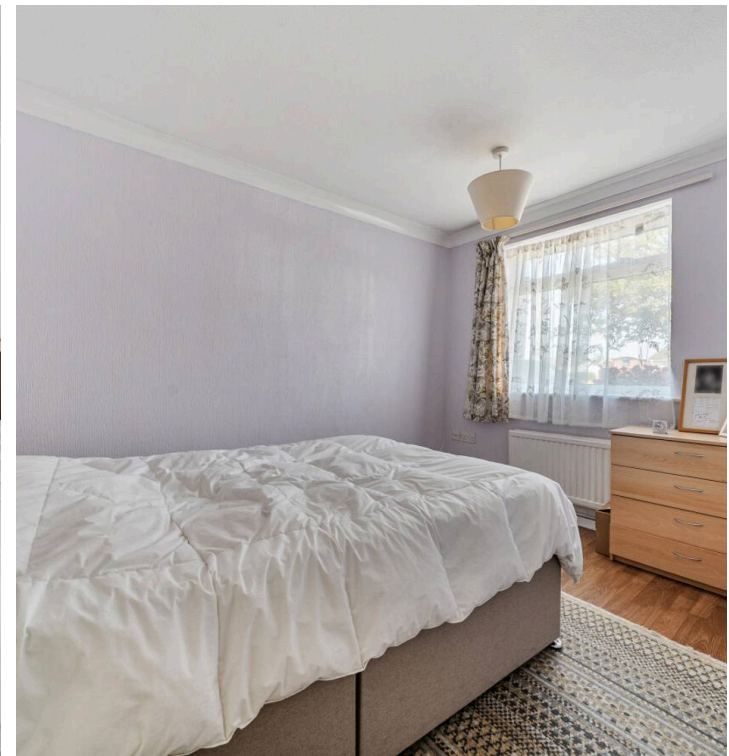
 **Henry Adams**
estate agents

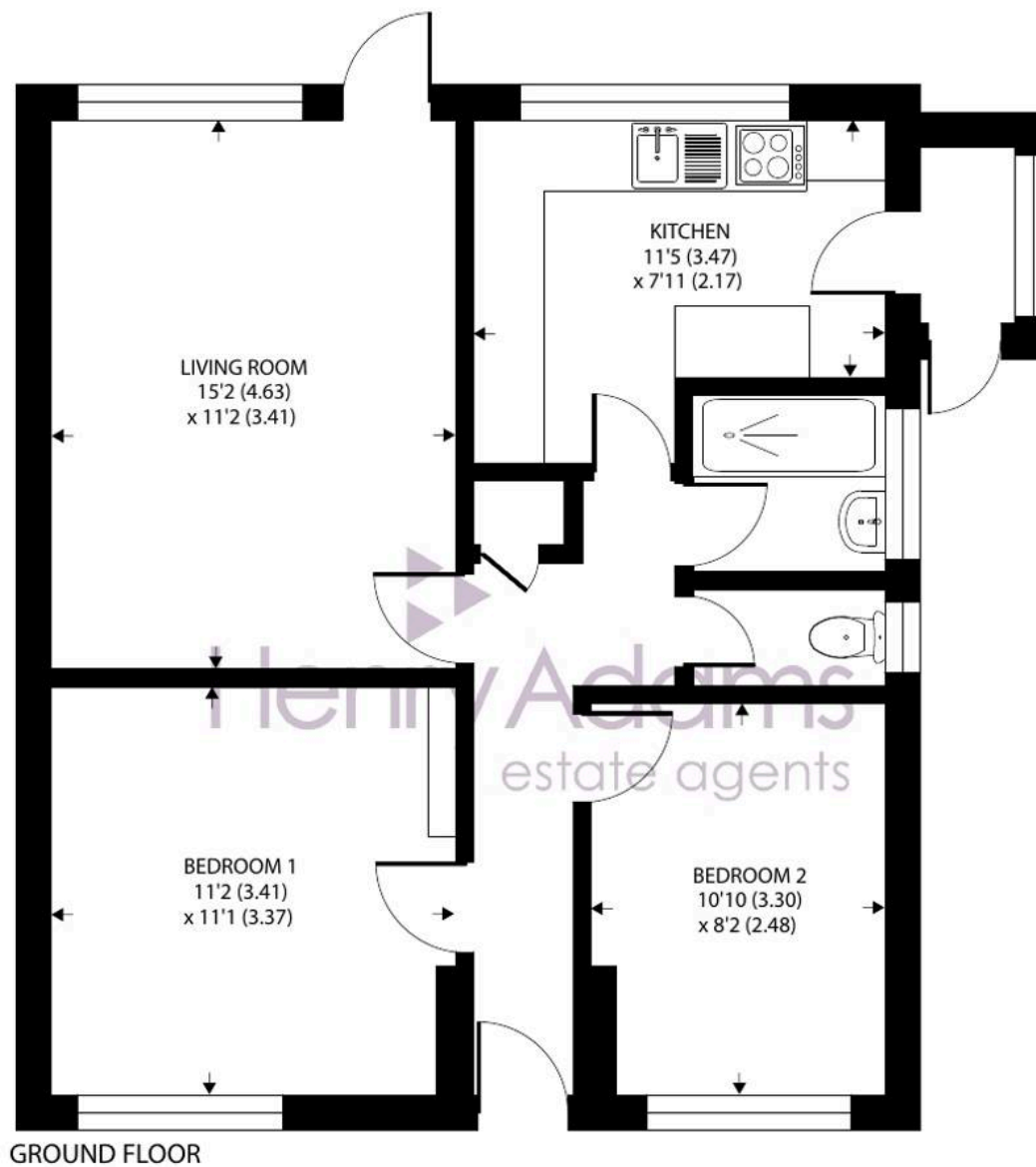
53 Marine Drive

Selsey, Chichester

This semi-detached bungalow offers an excellent opportunity for those seeking a comfortable and conveniently located home near the coast. The property features two double bedrooms. The living room is positioned to overlook the rear garden, creating a relaxing space with pleasant views. The modern shower room is complemented by a separate W/C, adding convenience for daily living. Offered with no onward chain, this home is ready for immediate occupation. The bungalow is ideally situated within 300 metres of the beach, allowing for easy access to seaside walks and leisure activities, and just 70 metres from the nearest bus route, ensuring excellent transport links. Off road parking is provided at the front of the property, making it practical for homeowners and visitors alike.

- Semi detached bungalow
- Two double bedrooms
- Living room overlooking the rear garden
- Shower room & separate w/c
- Larger than average southerly facing rear garden
- No onward chain
- Located within 300m of the beach and 70m of the bus route
- Off road parking





Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale





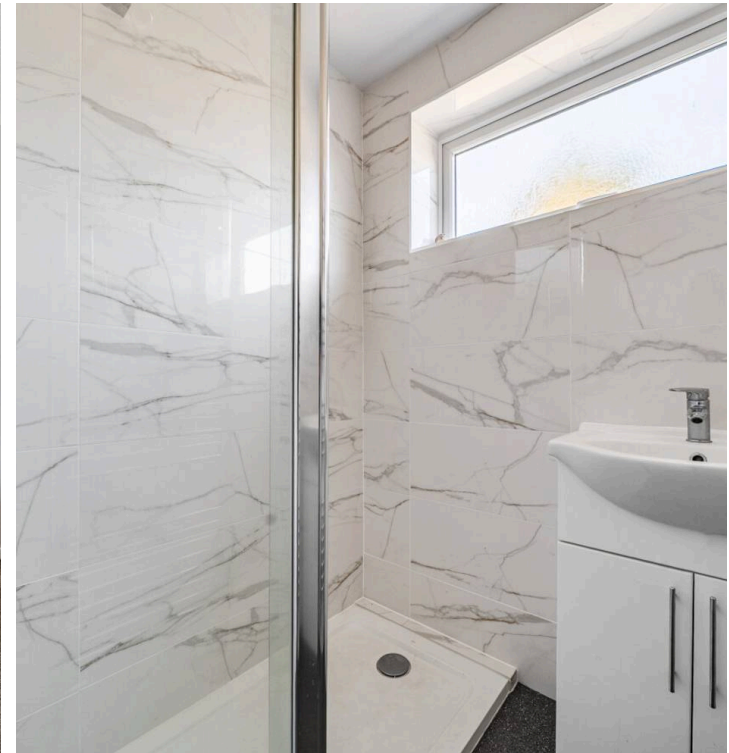
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The outside space has been thoughtfully designed to maximise both kerb appeal and functionality. The front garden is laid to lawn, with a shrub border running alongside the pathway that leads to the front door. The rear garden is a particular highlight, being larger than average and benefitting from a desirable southerly aspect that enjoys plenty of sunshine all day long. It is mainly laid to lawn, bordered by a variety of established flowers and shrubs, creating a colourful and private outdoor retreat. A paved seating area adjacent to the home provides an ideal spot for al fresco dining or relaxing with family and friends. Side access from the front of the property adds further convenience, making the garden easily accessible for gardening or entertaining.

Council Tax band: C - £2,243.91

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.