

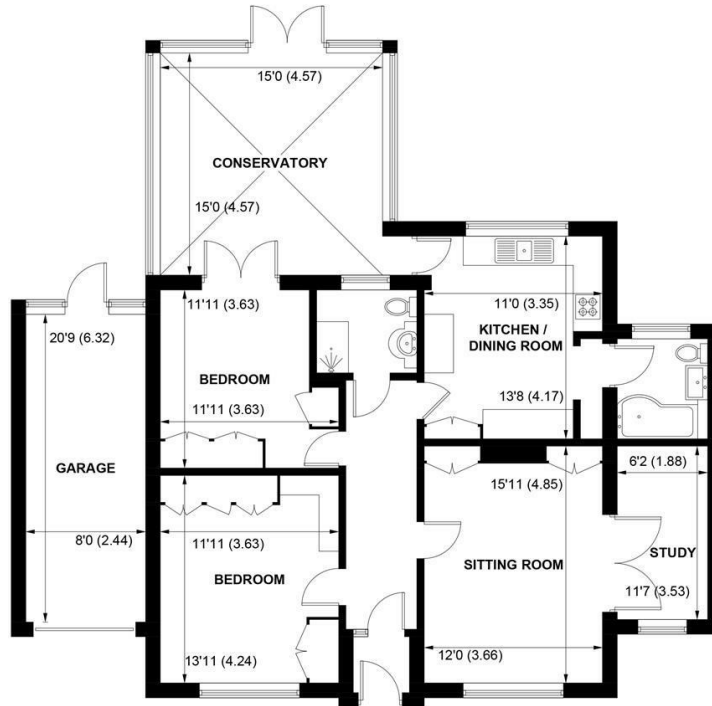


Sims Williams



27, BONNAR ROAD, SELSEY, WEST SUSSEX, PO20 9AT





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1214 SQ FT / 112.8 SQ M

OUTBUILDINGS = 219 SQ FT / 20.4 SQ M

TOTAL = 1433 SQ FT / 133.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£525,000 Freehold

27, BONNAR ROAD,
SELSEY,
WEST SUSSEX, PO20 9AT

- Detached Bungalow
- Off Road Parking & Garage
- Highly Sought After Location
- Two Double Bedrooms
- Summer House
- Two Bathrooms
- Large Sunny Garden
- Conservatory
- Kitchen/Breakfast Room

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = E

Beautifully presented detached bungalow situated in one of Selsey's most sought after areas within easy walking distance of the waterfront, local shops and bus routes. The property has been modernised and benefits from spacious principal rooms, ample off road garden, garage and large rear garden.

To the front of the bungalow is a spacious sitting room with feature fireplace, large picture window and offset study which could also be utilised as an occasional room or dining area. Opposite is the master bedroom benefiting from a range of fitted wardrobes. The second bedroom lies adjacent also benefiting from fitted storage and double doors into the conservatory. To the rear of the property there is a fully fitted kitchen/breakfast room with a range of units at base and eye level, space for appliances and gas hob.

The home benefits from two stylish fitted bathroom suites one with bath and the other enjoying a walk in shower. A large, bright conservatory provides further reception space and a lovely area to enjoy the garden. The garden is largely laid to lawn with mature borders, a decked seating area which makes the most of the evening sun, access to both sides of the property and a useful summer house which could easily be used as a home office. Access to the garage is also granted to the garden and there is ample off street parking to the front.

The seaside town of Selsey sits at the southernmost tip of the Manhood Peninsula, surrounded by extensive nature reserves and Areas of Outstanding Natural Beauty. Famed

for its Selsey Crab, the town has a proud fishing heritage, as well as miles of natural beaches offering a huge variety of wildlife, with the RSPB reserves of Pagham Harbour and Medmerry being home to countless species of birds and wildfowl. Selsey provides a wealth of everyday amenities including a choice of independent shops, good supermarkets, leisure centre and other facilities.

Directions...

Upon entering Selsey proceed south on Chichester Road for about half a mile crossing the two mini roundabouts. On the Right you will see Coxes Road, take the turning followed by a left into Bonnar Road, the bungalow is a short way down on the left hand side.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

