



24 Orchard Avenue, Selsey

Offers Over £460,000 Feehold


Henry Adams
estate agents

24 Orchard Avenue

Selsey, Chichester

Located south central side of Selsey is this bright and charming detached bungalow, EPC - D, Council Tax Band - D.

Approaching the property, the front door is set back from the path and afforded cover from the elements as a result. Once inside, the entrance hallway affords you access to the large family room with feature fireplace, two double bedrooms with wardrobes, the bathroom and the main living/dining room which is 22ft long. This room then flows through to the dual aspect kitchen which benefits from an adjoining utility room. From here, the modern shower room and third double bedroom can be found.

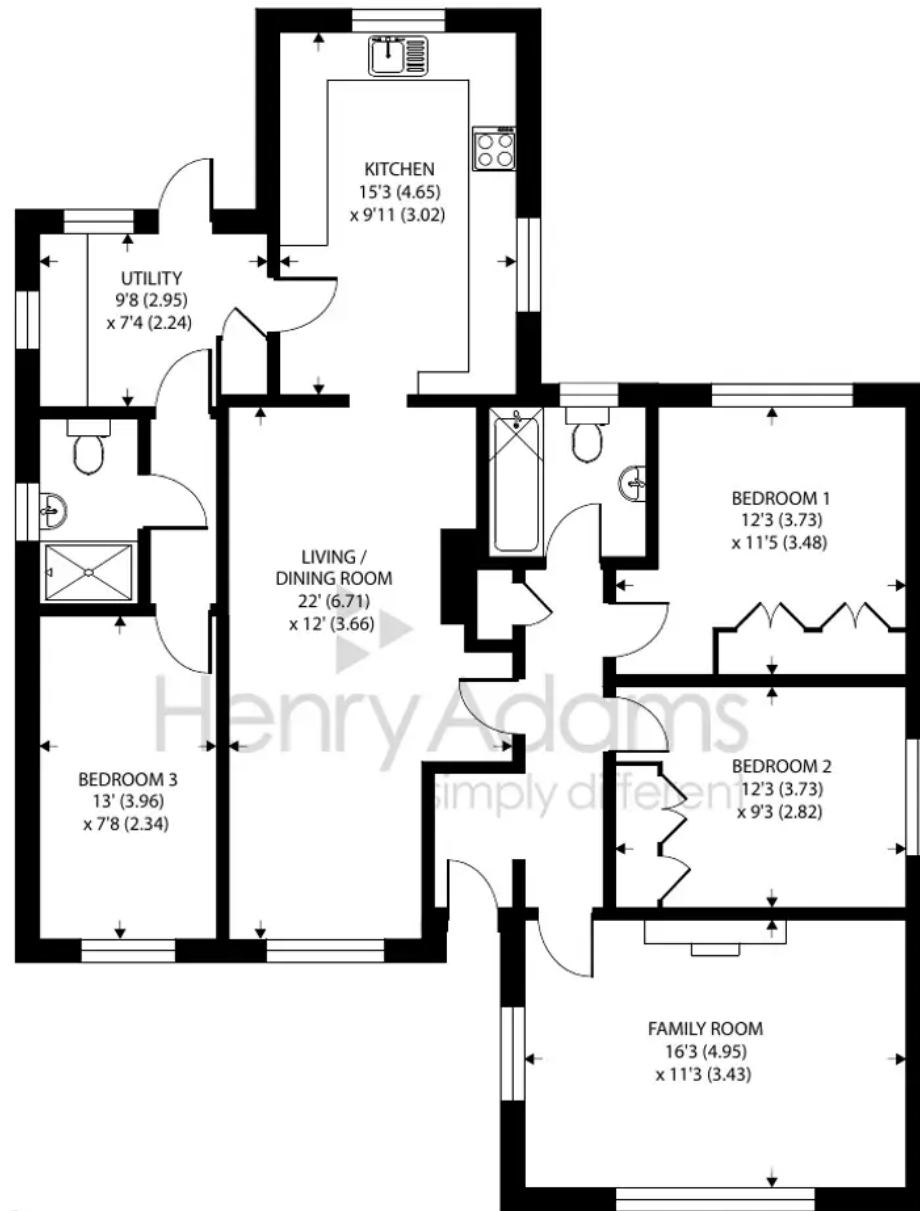
Externally, the property benefits from off road parking to the front with an adjacent lawn that has both turf and bushes. The side access pathway and gate link to the 100ft rear garden. Features of the rear garden include various patio sections, (one of which is afforded cover from the roof) flower beds on either side of the turfed lawn and a shed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





SECOND FLOOR

24 Orchard Avenue, Selsey

Approximate Area = 1221 sq ft / 113.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 968924



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A DETACHED BUNGALOW located on the south central side of Selsey. Features include, 22ft LIVING ROOM with additional FAMILY ROOM, Garden and OFF ROAD PARKING to the front, 100ft REAR GARDEN and THREE DOUBLE BEDROOMS. EPC - D, Council Tax Band - D. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Kitchen And Utility Room
- Detached Bungalow
- En-Suite And Family Bathroom
- Three Spacious Bedrooms
- Situated To The South Central Area Of Selsey
- Two Reception Rooms
- 100ft Rear Garden

Date 25/03/2024





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