



16 Bonnar Road, Selsey

Guide Price **£450,000** Freehold


Henry Adams
estate agents

16 Bonnar Road

Selsey, Chichester

Nestled in the sought-after western side of Selsey, this semi-detached character house offers three bedrooms (2 doubles and a box/nursery room), two bathrooms, and a character features across a deceptive plot which also benefits from a lovely sunny garden.

Upon arrival, the property impresses with its generous frontage and parking, a rare and highly valued feature in this desirable locale. The landscaped gardens, adorned with artificial lawns and well kept borders provide a harmonious balance of beauty and convenience, perfect for relaxation and entertainment alike.

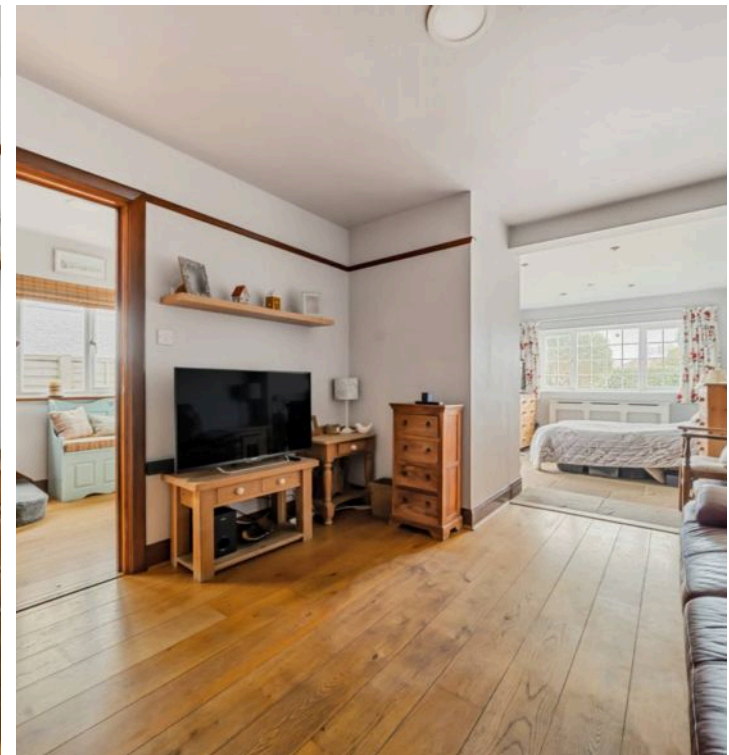
Stepping inside, the open plan living and sitting rooms welcome you with an air of charm. The sitting room, currently utilised as a bedroom, offers versatility and adaptability to cater to your changing needs. Throughout the property, character features abound, including wooden flooring, picture rails, high ceilings and feature fireplaces, all combining to create a warm and inviting ambience coupled with modern touches such as underfloor heating in the sitting room & ground floor shower room as well as a log burning stove in the living room.

For added security and convenience, the property is equipped with electric wooden gates that open to reveal a sizeable driveway, providing parking for approximately six cars. This thoughtful feature ensures both privacy and practicality, adding to the overall allure of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Area = 1003 sq ft / 93.1 sq m

For identification only - Not to scale





16 Bonnar Road

Selsey, Chichester

Charming semi-detached house in sought-after area of Selsey. 3 beds, 2 baths, character features on a generous plot. Landscaped gardens, open plan living & sitting rooms, electric wooden gates, ample parking for 6 cars. EPC-tbc, council tax-B
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi detached character house
- Two bathrooms
- Open plan living & sitting rooms with the sitting room currently used as a bedroom
- Deceptive plot with generous garden/parking to the front
- Sought after location on the western side of Selsey
- Landscaped gardens with artificial lawns
- Character features such as wooden flooring, picture rails, high ceilings & feature fireplaces
- Electric wooden gates opening to a driveway with parking for approx 6 cars





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.