



## Marigolds Lewis Road, Selsey

Guide Price £596,000 Freehold



# Marigolds Lewis Road

Selsey, Chichester

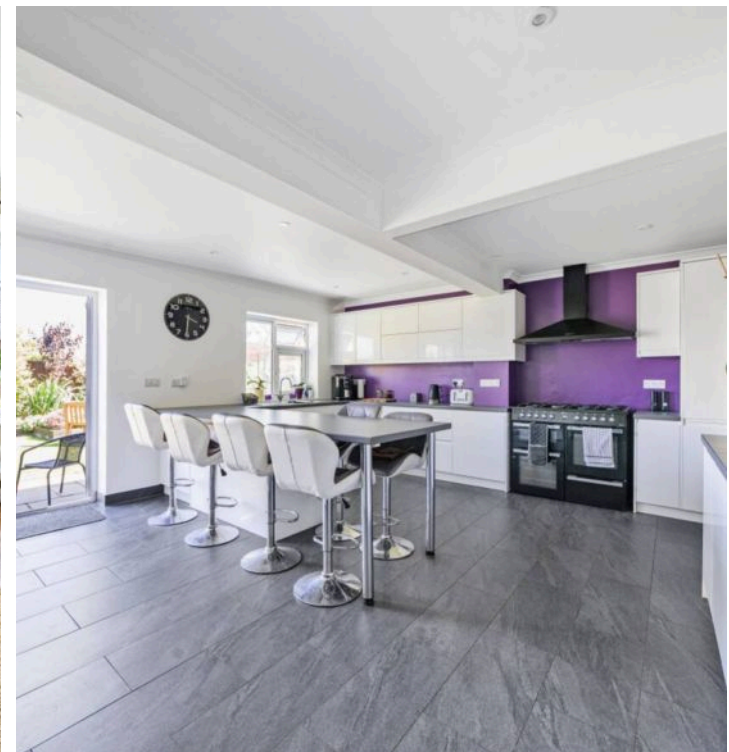
Nestled within a peaceful cul-de-sac and close to local amenities and schools, this detached chalet bungalow offers a unique opportunity for versatile living arrangements. With spacious and flexible accommodation, this property presents the ideal opportunity for those seeking a blend of comfortable living and possible multi generational living.

Currently arranged as a three-bedroom main home with an additional one-bedroom annexe, this property caters to a variety of lifestyle needs. The heart of the home lies within the impressive 17ft x 15ft kitchen breakfast room, providing a wonderful space for culinary delights and family gatherings alike. Two separate living rooms offer the luxury of distinct relaxation areas, while three bathrooms and two kitchens ensure convenience for all occupants.

The charm of this property extends beyond its interior, with a well-maintained garden that wraps around two sides, offering ample outdoor space. An ideal setting for enjoying the outdoors in private seclusion, the garden provides a tranquil escape from the hustle and bustle of every-day life.

Parking will never be an issue with off-road parking available for up to four cars, ensuring convenience for residents and visitors. The peace and privacy of the cul-de-sac location adds to the appeal of this property, creating a serene environment that is perfect for families, professionals, or retirees.

Whether you are looking to accommodate extended family members, generate rental income, or simply enjoy the flexibility of separate living spaces, this





Approximate Area = 1267 sq ft / 117.7 sq m  
 Limited Use Area(s) = 205 sq ft / 19 sq m  
 Annexe = 674 sq ft / 62.6 sq m  
 Total = 2146 sq ft / 199.3 sq m

For identification only - Not to scale









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Generous family home in peaceful cul-de-sac, close to amenities & schools. Flexible living 4 bedrooms, 2 kitchens, 2 living rooms. Off-road parking for 4 cars.

EPC-D Council tax-E

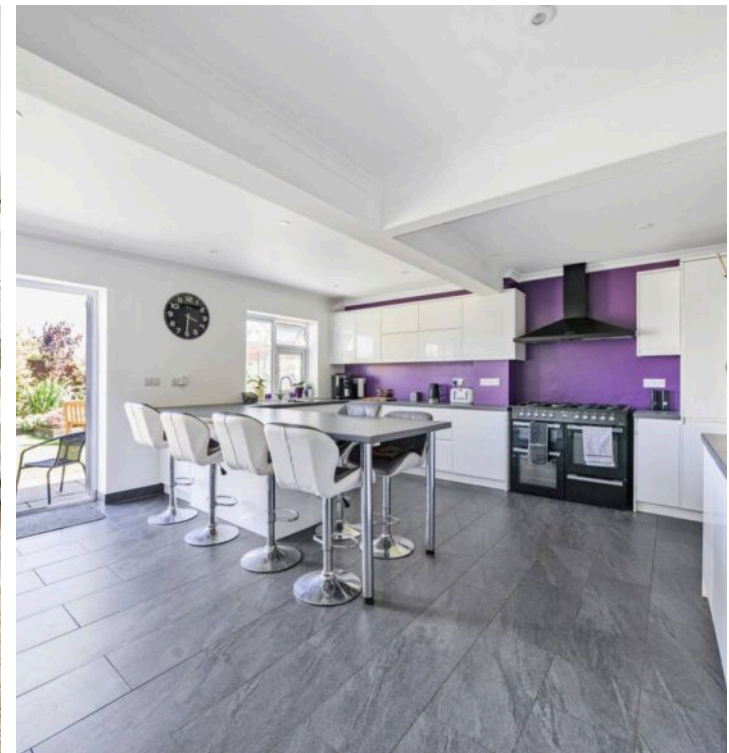
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached chalet bungalow
- Spacious and flexible accommodation
- Generously sized family home with annexe options
- 17ft x 15ft kitchen breakfast room
- 2 living rooms, 3 bathrooms, 2 kitchens
- Gas central heating and underfloor heating
- Garden which wraps around 2 sides
- Off road parking 4 cars
- Cul-de-sac location close to amenities and schools







## 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.