



36 Broad View, Selsey, PO20 0SU

Guide Price £315,000 Freehold

  
**Henry Adams**  
estate agents

# 36 Broad View

Selsey, Chichester

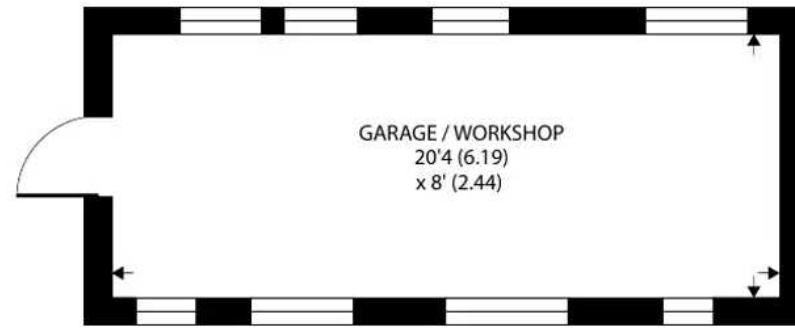
Situated in a quiet spot, mere moments from the beach and conveniently close to a bus route, this charming semi-detached bungalow offers a comfortable and convenient lifestyle. Boasting two bedrooms, this property presents an ideal opportunity for those seeking tranquillity without compromising on accessibility.

The living room, offering ample natural light and a homely ambience opens through to the conservatory which further enhances the living space, providing a versatile area that can be utilised to suit individual needs and preferences. The kitchen features modern fixtures and fittings, providing a functional space for culinary enthusiasts to prepare and enjoy meals. With gas central heating and double glazing throughout, residents can enjoy a comfortable environment all year round.

This property also benefits from a driveway providing off road parking for 2-3 cars (part of which can be found behind double wooden gates and detached single garage, currently utilised as a workshop). This additional space offers versatility and convenience, catering to a variety of storage or hobby requirements. A loft room, accessed via a pull-down ladder, provides even more potential for storage making this property truly adaptable to the needs of its occupants.

Council Tax: C, Freehold, EPC Rating: D





GROUND FLOOR

Approximate Area = 677 sq ft / 62.8 sq m

Outbuilding = 163 sq ft / 15.1 sq m

Total = 840 sq ft / 77.9 sq m

For identification only - Not to scale





# 36 Broad View

Selsey, Chichester

Charming semi-detached bungalow near beach with 2 bedrooms. Tranquil location, close to bus route. Living room opens to conservatory. Modern kitchen. Driveway for 2-3 cars, detached garage/workshop. EPC-D, Council tax-C

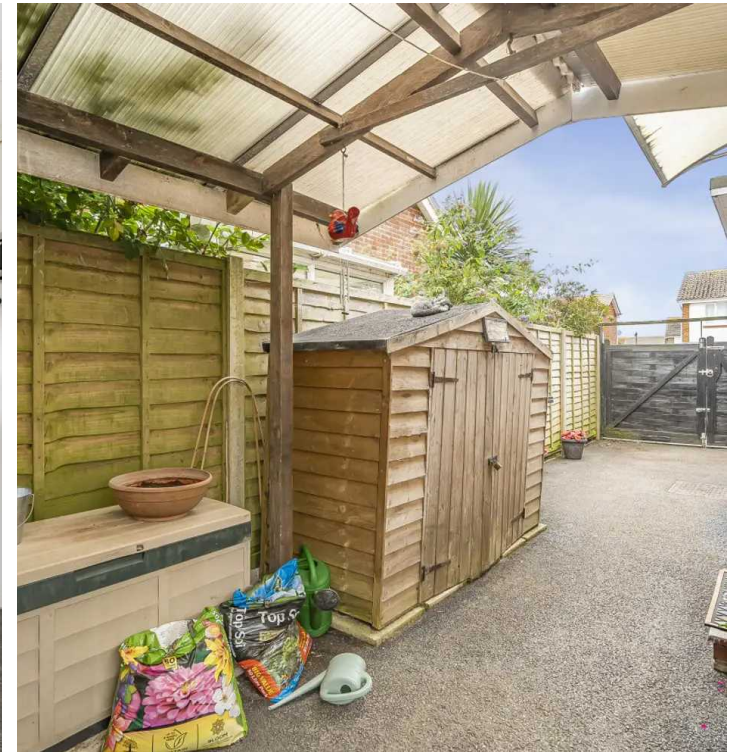
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi detached bungalow with 2 bedrooms
- Located in close proximity to the beach and bus route
- Living room and conservatory
- Kitchen
- Gas central heating and double glazing
- Driveway & detached garage (currently used as a workshop)
- Loft room (accessed via a pull down ladder)





## 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