



28 St. Itha Road, Selsey

Guide Price £425,000


Henry Adams
estate agents

28 St. Itha Road

Selsey, Chichester

Positioned in a desirable location lies this detached bungalow, a hidden gem boasting three generously sized double bedrooms. With the installation of a brand-new boiler in April 2022, this residence presents an exciting opportunity to craft a bespoke living space tailored to your preferences.

As you arrive, you are greeted by a gated driveway providing off road parking for several cars, leading to a detached garage. The promising layout of this property offers a blank canvas for you to infuse your own personal touch and breathe new life into each room.

Although some modernisation is required, the property's potential is undeniable. Embrace the chance to design a contemporary kitchen or create a cosy living room, cultivating an inviting space to unwind and entertain guests. The future homeowner will relish the thrill of customising this abode to perfectly suit their lifestyle, ensuring every detail is tailored to their taste.

- Detached bungalow in prime location
- Three double bedrooms
- New boiler installed April 2022
- Driveway & detached garage
- Some updating required
- Close proximity to the high street amenities
- No onward chain





GROUND FLOOR

Approximate Area = 972 sq ft / 90.3 sq m

Garage = 230 sq ft / 21.3 sq m

Total = 1202 sq ft / 111.6 sq m

For identification only - Not to scale





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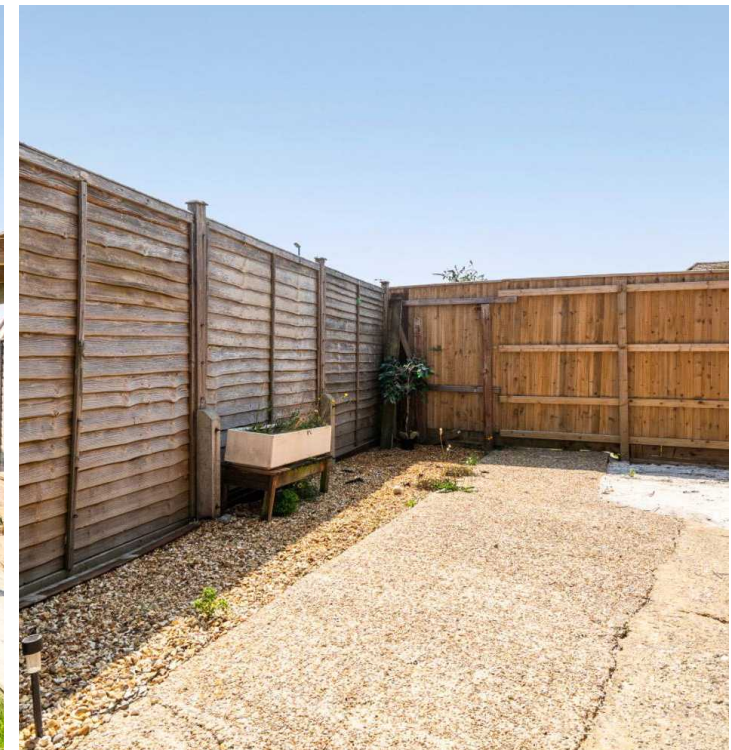
Additionally, the property's proximity to the high street amenities provides convenience and accessibility to local shops, cafes, and restaurants, ensuring that daily necessities are easily within reach. Furthermore, the absence of an onward chain eliminates the complexities often associated with property transactions, streamlining the process and allowing for a smooth transition into your new home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • selsey@henryadams.co.uk • www.henryadams.co.uk/

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