



4 Northfield, Selsey

Guide Price £275,000

 Henry Adams
estate agents

4 Northfield

Selsey, Chichester

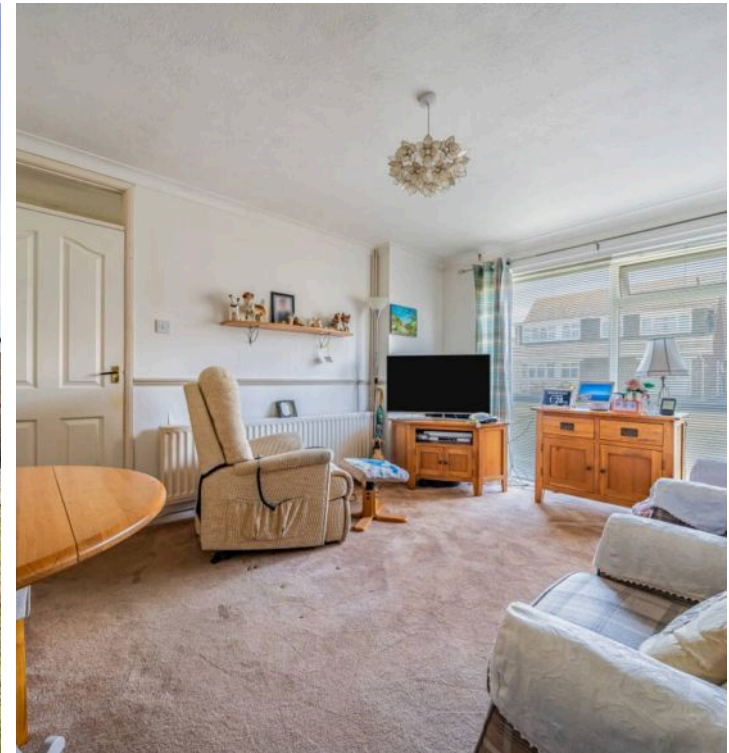
Nestled in a peaceful cul-de-sac setting, this delightful semi-detached bungalow presents a wonderful opportunity for those seeking a tranquil retreat. Boasting two generously proportioned double bedrooms, the main benefitting from a fitted wardrobe, a spacious living room providing ample space for relaxation and entertainment, kitchen and bathroom.

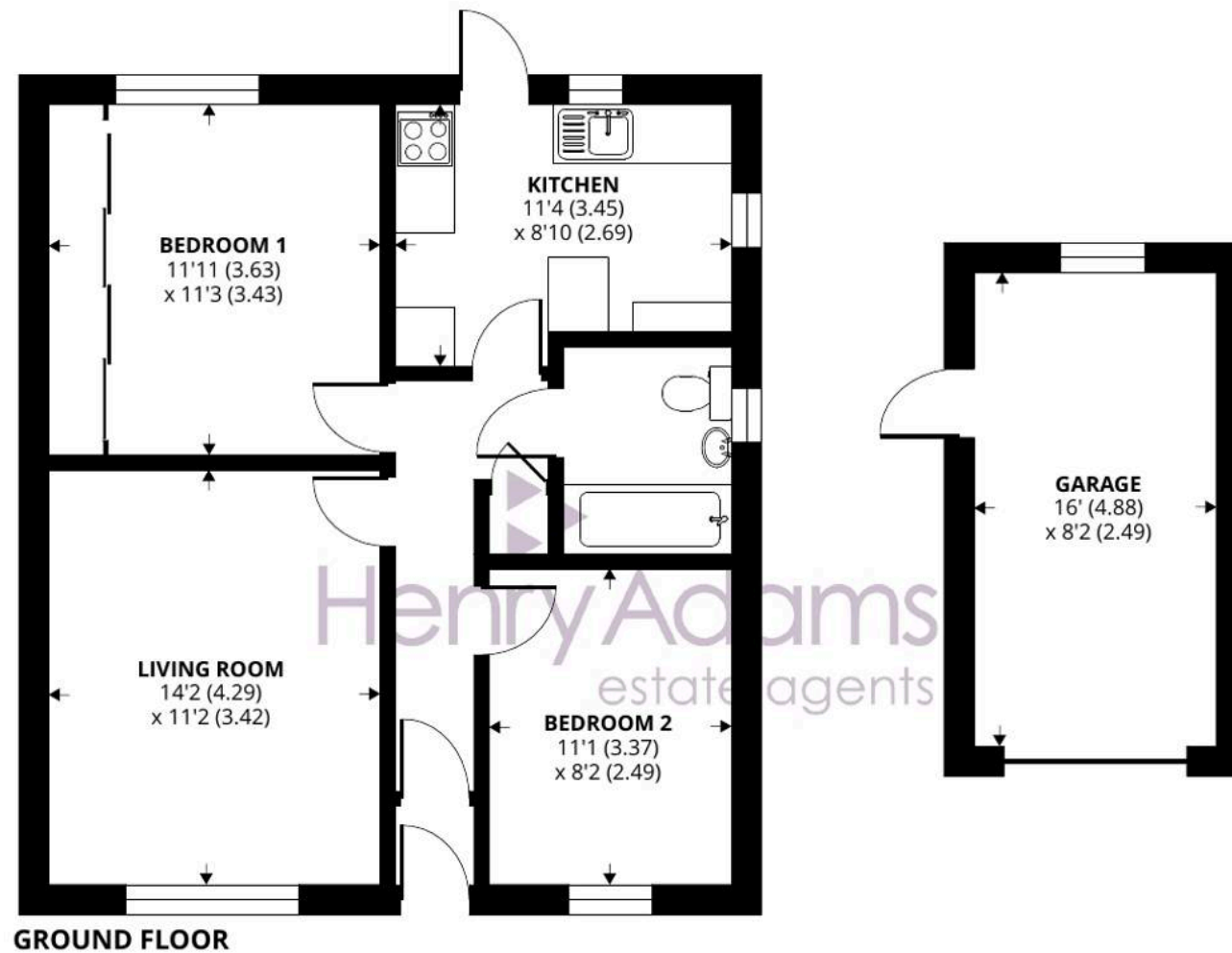
Externally, the east-facing rear garden provides a private outdoor sanctuary, perfect for enjoying morning coffees or hosting al fresco gatherings with friends and loved ones. With the convenience of a separate garage offering convenient storage solutions, this charming property is a rare find in the market, offering a desirable blend of comfort, convenience, and tranquillity. Please note that Japanese Knotweed has been discovered behind the garage and the sellers will put a treatment plan in place.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Area = 605 sq ft / 56.2 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 735 sq ft / 68.3 sq m

For identification only - Not to scale



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Semi-detached bungalow with 2 double bedrooms, living room, kitchen and bathroom. East-facing rear garden, garage, tranquil cul-de-sac setting. New boiler installed Jan 2025.

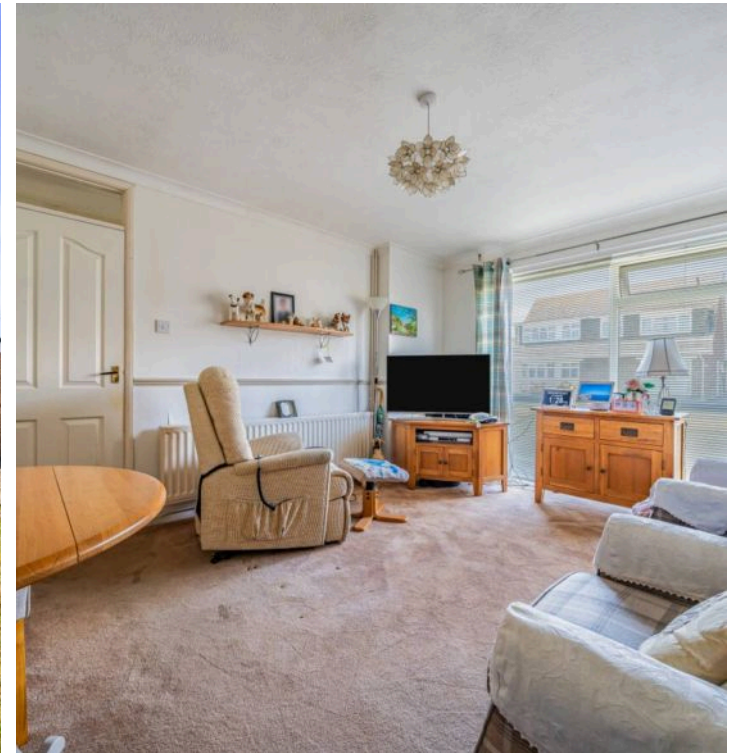
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Semi-Detached Bungalow
- Quiet Cul-De-Sac Location
- Two Double Bedrooms
- Good Sized Living Room
- New Boiler Being Installed January 2025
- Separate Garage
- East Facing Rear Garden
- Please note there is evidence of Japanese Knotweed behind the garage





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.