



33 Merryfield Drive, Selsey

Guide Price £280,000 Freehold

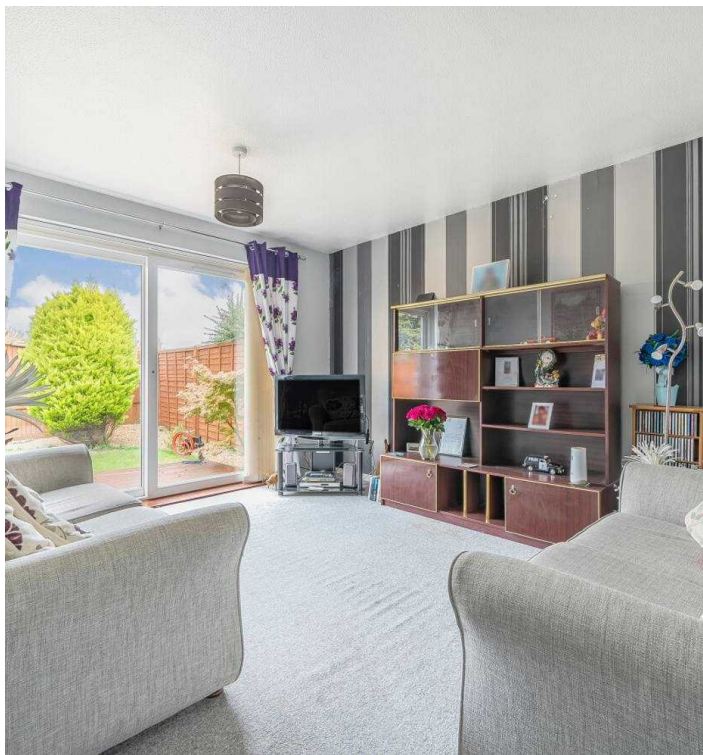
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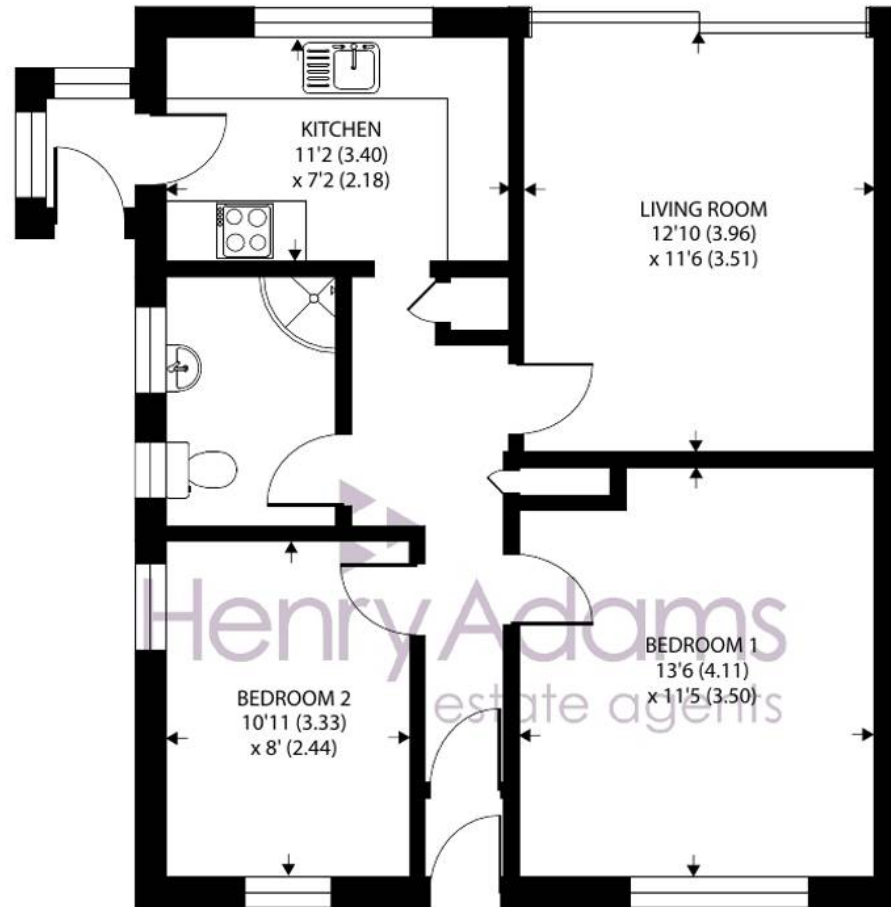
Selsey, Chichester

A rare opportunity presents itself with this well presented end-terraced bungalow, nestled in a desirable location close to the beach and conveniently positioned along the bus route. The bungalow comprises two double bedrooms, providing ample space for rest and rejuvenation. The living room opens directly to the garden, serving as a tranquil retreat for unwinding after a long day.

The corner plot garden surrounding to sides of the property is a haven of peace and tranquillity, providing a serene backdrop for outdoor entertainment and leisure. An exceptional feature of the garden is the covered hot tub area, complete with hon tub, lighting and a TV, offering a luxurious space for relaxation and entertainment all year round.

- End terraced bungalow
- Two double bedrooms
- Living room overlooking the garden
- Corner plot garden
- Hot tub in covered area with lighting & TV included
- Off road parking space in garage area
- No Onward chain
- Close to beach and on the bus route





GROUND FLOOR

Approximate Area = 645 sq ft / 59.9 sq m

For identification only - Not to scale





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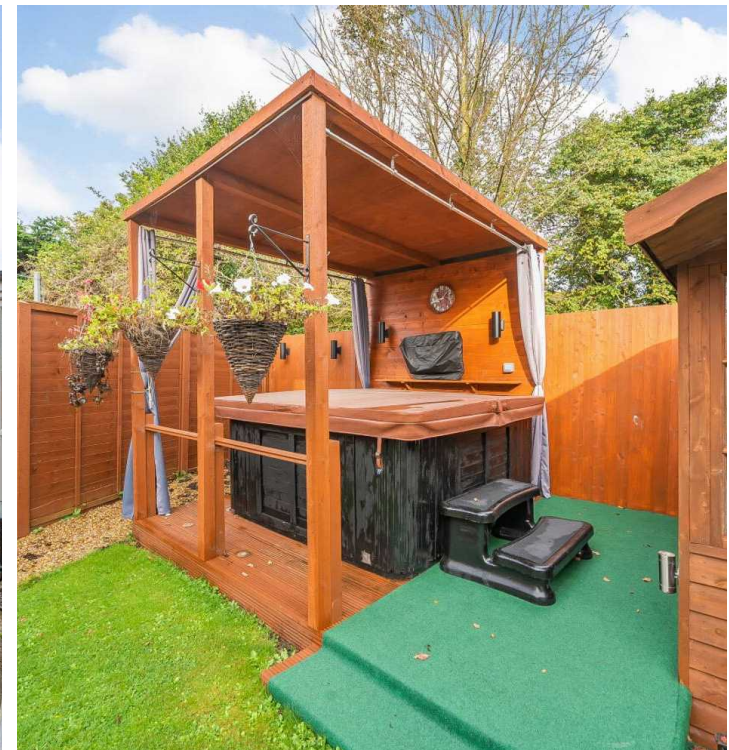
Convenience is key with this property, as it includes an off-road parking space within the garage area, ensuring hassle-free parking for residents. The absence of an onward chain further adds to the appeal of this property, providing a seamless transition for potential buyers eager to make this house their home.

In addition, the property's location offers easy access to the beach, perfect for leisurely strolls and basking in the sun. The proximity to the bus route presents residents with convenient transportation options, making daily commutes and exploring the surrounding area a breeze.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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