



2 Robins Close, Selsey
Guide Price £350,000 Freehold

2 Robins Close

Selsey, Chichester

Nestled in a desirable residential area, this charming two bedroom detached bungalow offers an exceptional opportunity for a comfortable and convenient lifestyle. With the added benefit of no forward chain, this property provides ease in making it your own. The inviting interior boasts two good sized double bedrooms, a sizeable lounge, a modern kitchen and a garden room ideal for relaxation.

Externally, along with a garage, there is off road parking ensuring convenience for homeowners and visitors alike. The property benefits from a south westerly facing garden, perfect for enjoying sunny afternoons and hosting gatherings with loved ones. The outdoor space presents a blank canvas for personalisation, with both raised flower beds and a patio.

Council Tax band: D

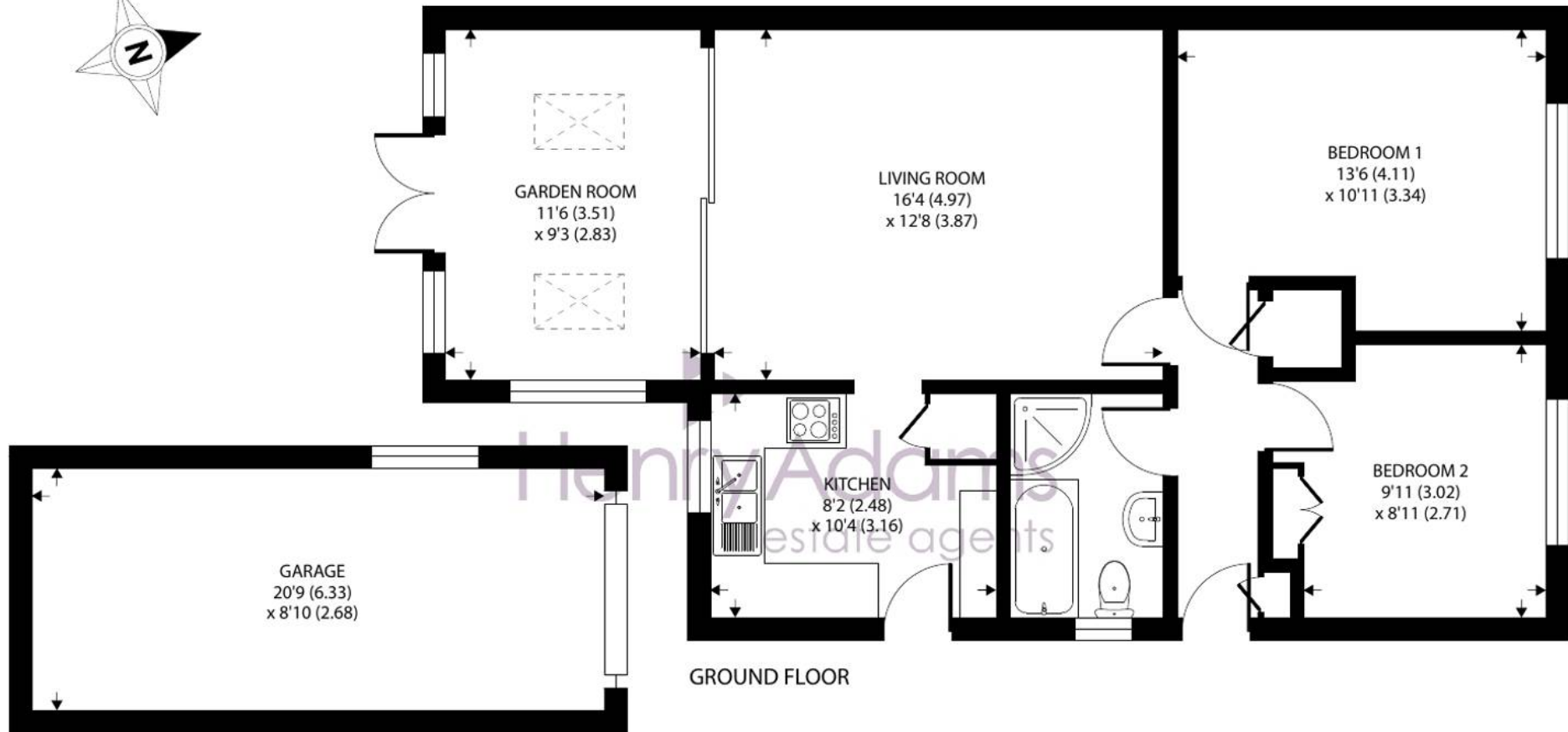
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Detached Bungalow
- No Forward Chain
- Garden Room
- Garage
- Off Road Parking
- South Westerly Facing Garden





GROUND FLOOR

Approximate Area = 769 sq ft / 71.4 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale





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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.