



3 Manor Farm Court, Selsey

Guide Price £585,000 Freehold

3 Manor Farm Court

Selsey, Chichester

This beautifully presented detached bungalow, boasting a contemporary charm, is a great representation of refined living. Occupying a large corner plot, convenient for shops and all amenities and recently renovated, this abode exudes a sense of modern elegance while retaining a timeless appeal.

Upon entering you're greeted by a spacious reception hall that seamlessly integrates a convenient home office/study area. The accommodation extends to reveal three generously sized double bedrooms, two of which benefit from en-suite shower rooms, offering a luxurious touch to every-day living. In addition to the en-suites there is a charming family bathroom. Both the dining room and kitchen open directly out to the patio/garden area bringing space and light into the property

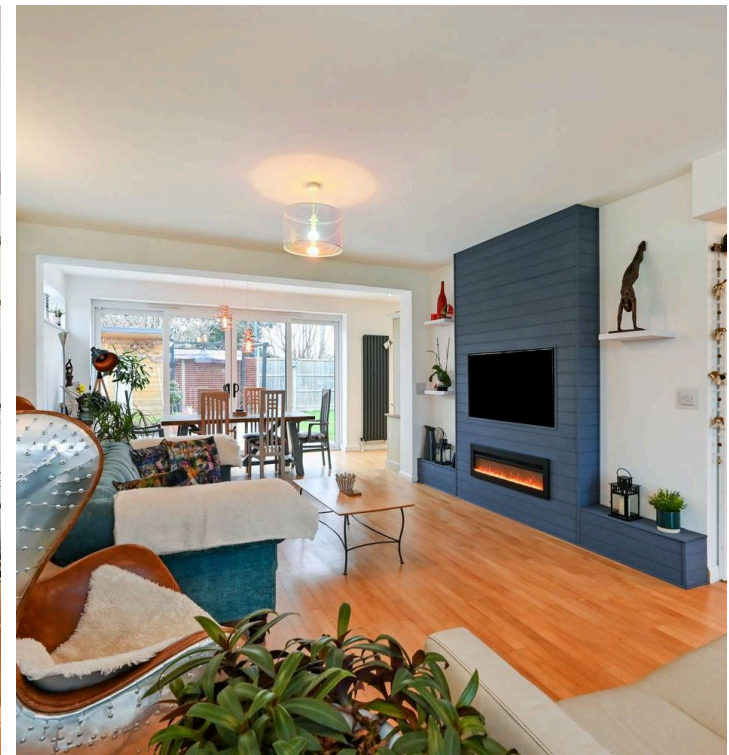
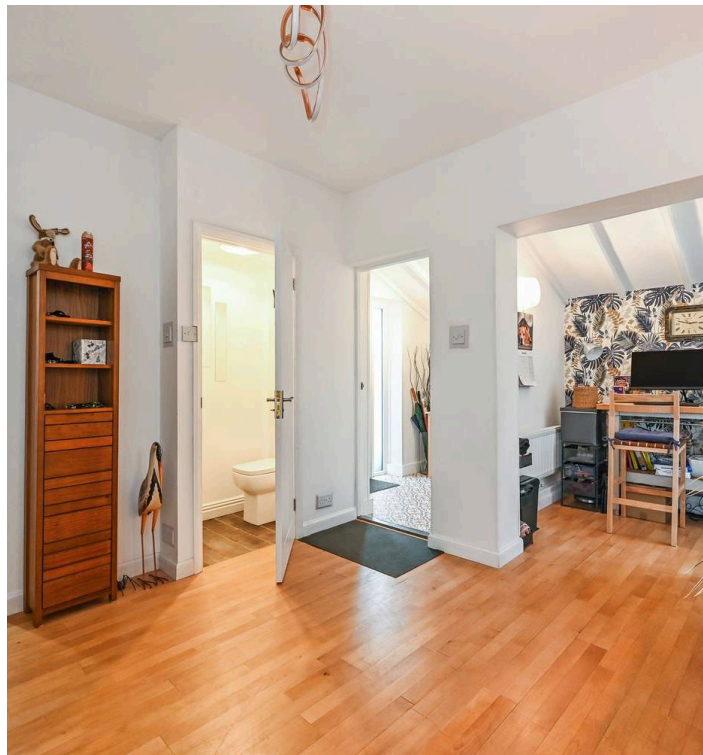
The living/dining room, designed with a subtle sophistication, sweeps round into the kitchen, promoting a fluidity of space and an inviting ambience for social gatherings or intimate family moments. The well-appointed kitchen features integrated appliances, a built-in double oven, hob and microwave, catering to both functionality and style.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

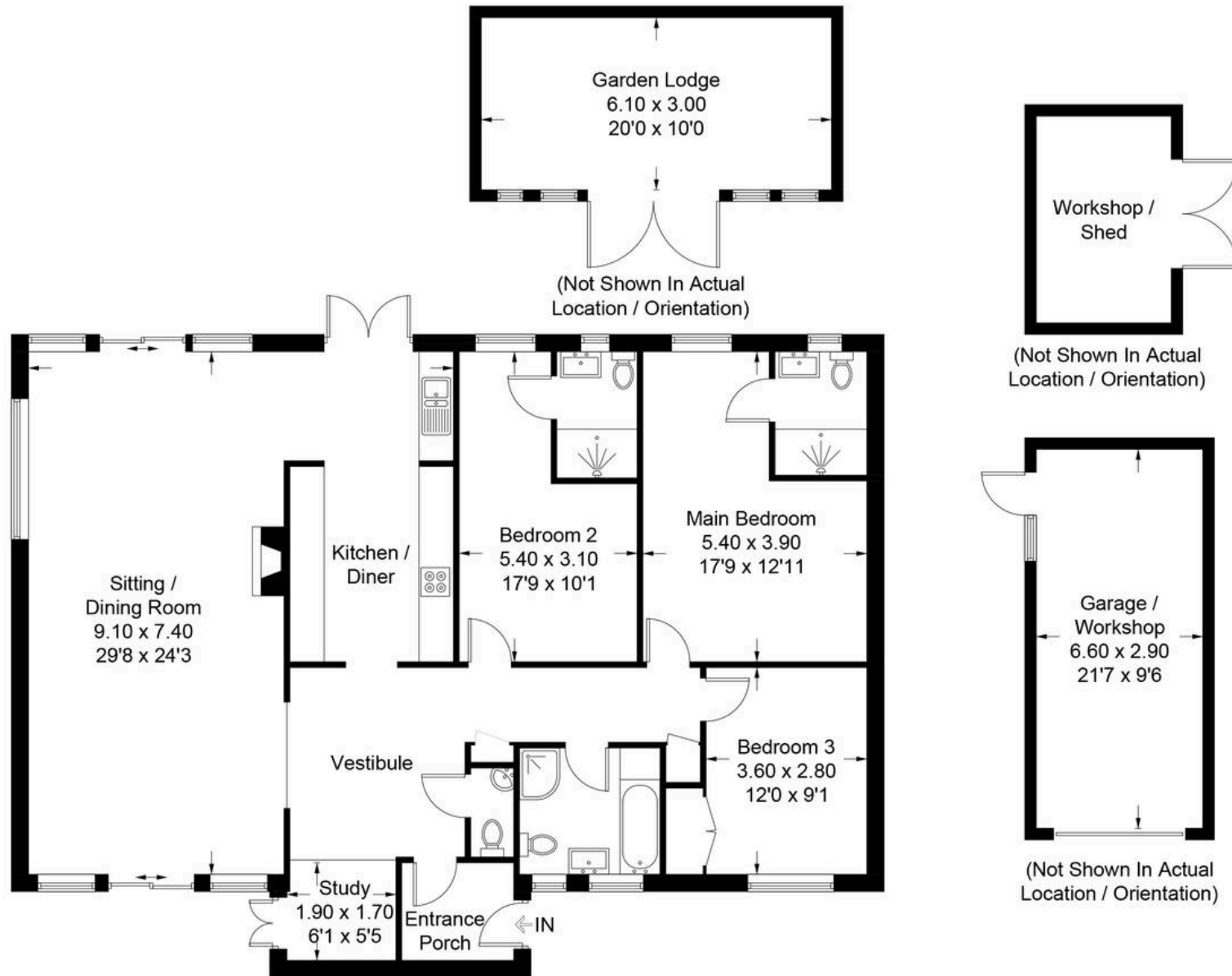


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160974)

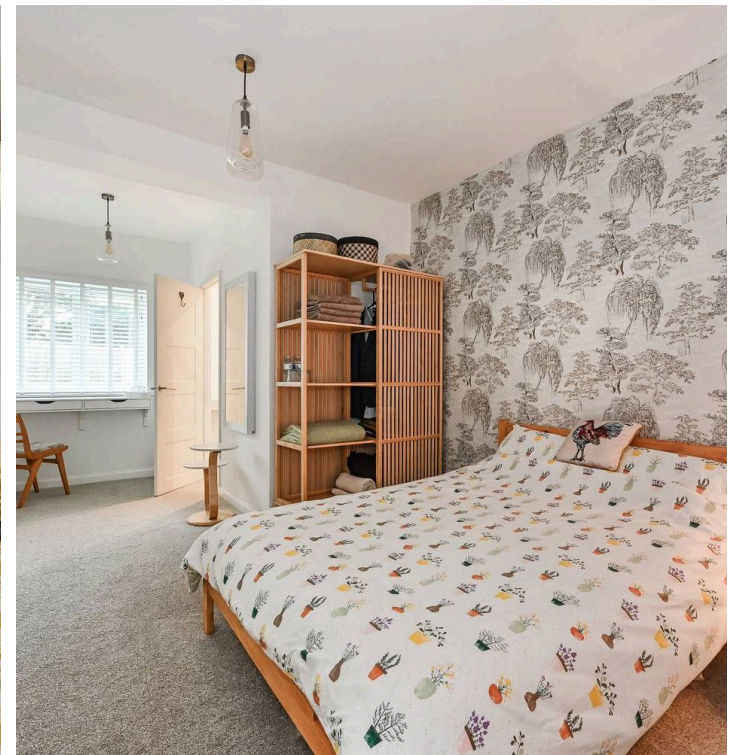


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Situated at the rear of the property, the approx. 90ft x 65ft (max) westerly facing rear garden provides an outdoor retreat—perfect for alfresco dining, gardening ventures, or simply unwinding in the natural surroundings. A detached garage and off-road parking for several vehicles ensure convenience and security for residents and guests alike. Furthermore, this property is offered with no onward chain and has the added benefit of planning permission already granted to extend the property to the side for a one bedroom self-contained annexe.

- Beautifully presented detached bungalow
- Fully refurbished within the last 3 years
- Deceptively spacious & flexible accommodation
- Three double bedrooms, 2 with en-suite shower rooms
- Spacious reception hall with home office/study space
- Living/dining room being semi open plan to the kitchen
- Kitchen with integrated appliances & built in oven, hob and microwave
- 90ft x 65ft max and approx westerly facing rear garden
- Detached garage & off road parking for several vehicles
- Planning permission obtained for construction of 1 bedroom self-contained unit to main property





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