



61 Grafton Road, Selsey

Guide Price **£365,000** Freehold

 **Henry Adams**
estate agents

61 Grafton Road

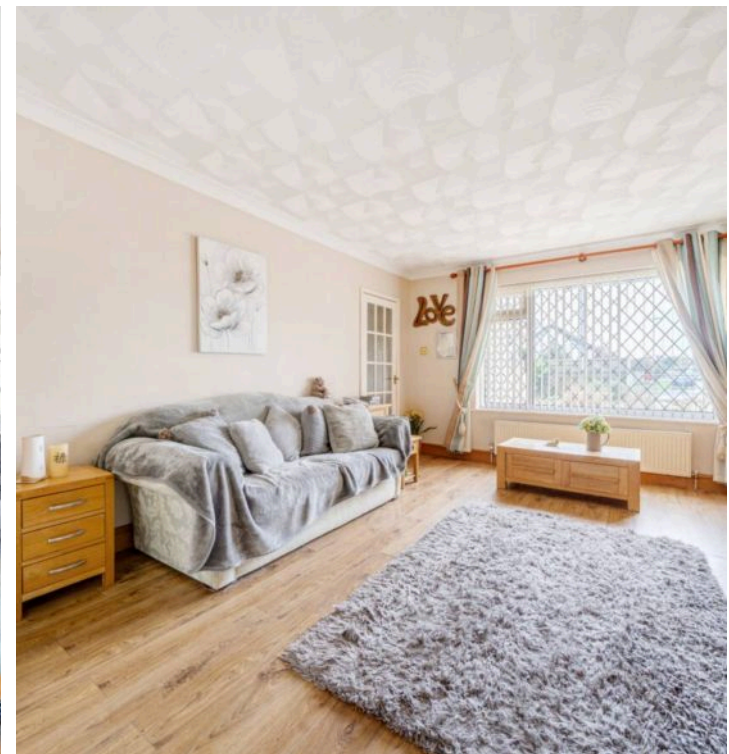
Selsey, Chichester

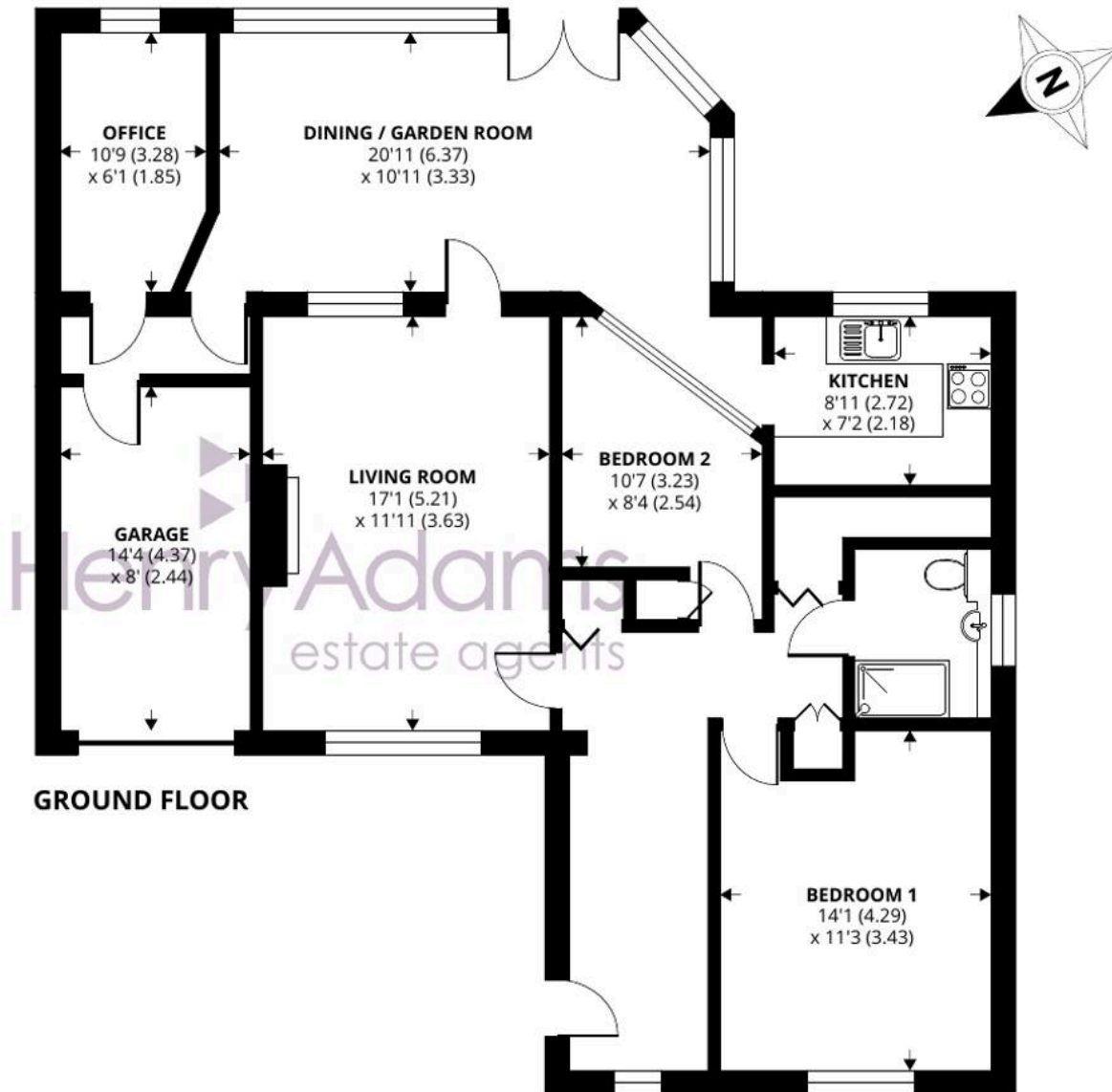
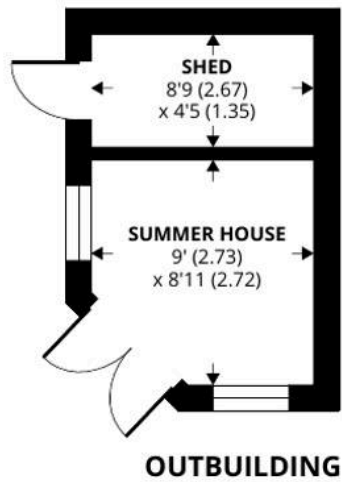
Introducing this charming two bedroom detached bungalow situated in a desirable location, perfect for those seeking comfort, space and practicality. The property boasts an inviting entrance hallway, spacious living room, ideal for relaxation and entertainment, and a separate office for those working from home. The highlight of this bungalow is its large dining/garden room, providing a seamless indoor-outdoor living experience. One double bedroom, a single bedroom and a shower room complete the internal accommodation.

Externally, there is a well-appointed summer house and storage shed in the rear garden to cater to the storage needs of the residents. The rear garden is mainly easy to maintain patio with trees, gravel areas and shrubs all mixed in. There is also a front lawn adjacent to the off road parking. The property also features a garage and off-road parking for at least three cars, ensuring convenience for vehicle owners.

Council Tax band: D, EPC Rating: E

- Two Bedroom Detached Bungalow
- Large Living Room
- Office
- Large Dining/ Garden Room
- Summer House and Storage Shed
- Garage and Off Road Parking





Approximate Area = 1105 sq ft / 102.7 sq m

Garage = 112 sq ft / 10.4 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1335 sq ft / 124 sq m

For identification only - Not to scale





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Charming 2-bed bungalow with spacious living areas, separate office, large dining/garden room for indoor-outdoor living. Rear garden with summer house and shed. Garage, off-road parking for 3 cars.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Two Bedroom Detached Bungalow
- Large Living Room
- Office
- Large Dining/ Garden Room
- Summer House and Storage Shed
- Garage and Off Road Parking





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.