



**5 Western Road, Selsey**

Guide Price **£310,000** Freehold

  
**Henry Adams**  
estate agents



# 5 Western Road

Selsey, Chichester

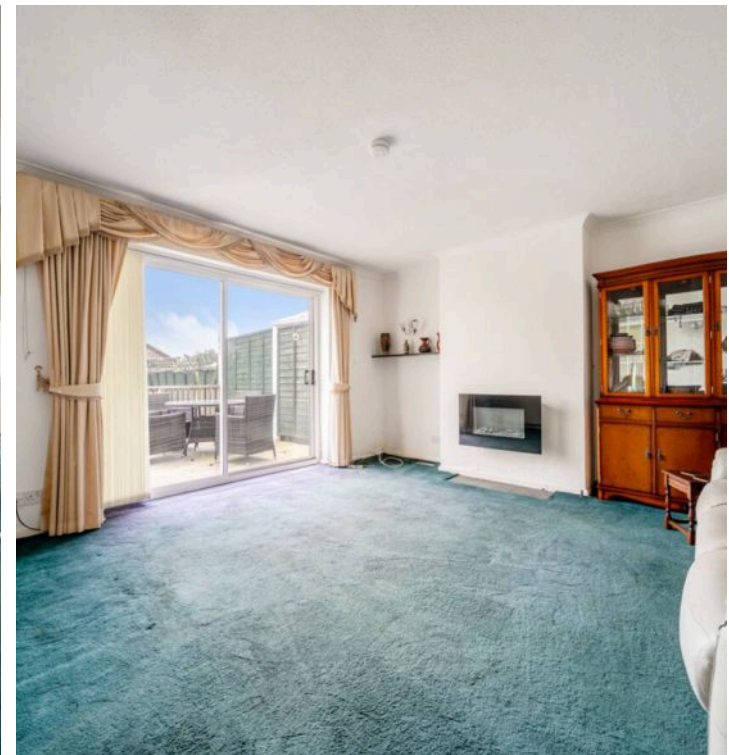
Nestled within a charming cul-de-sac, this semi-detached bungalow presents a rare opportunity to acquire a property in a location, boasting a tranquil ambience and a strong sense of community. Offered to the market with no onward chain, this residence is sure to appeal to a wide range of buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached bungalow with No onward chain
- Cul-se-sac location of only 9 homes
- Extended kitchen to create a kitchen & dining area
- South facing garden
- Driveway for 3 cars & detached tandem garage
- Scope to extend (subject to necessary consents)





GROUND FLOOR

Approximate Area = 721 sq ft / 67 sq m

Garage = 251 sq ft / 23.3 sq m

Total = 972 sq ft / 90.3 sq m

For identification only - Not to scale







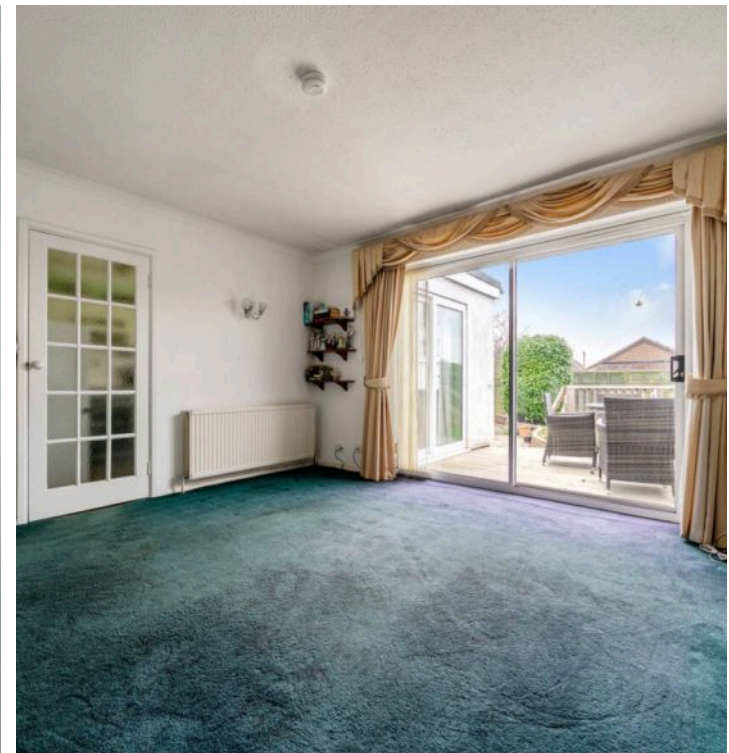
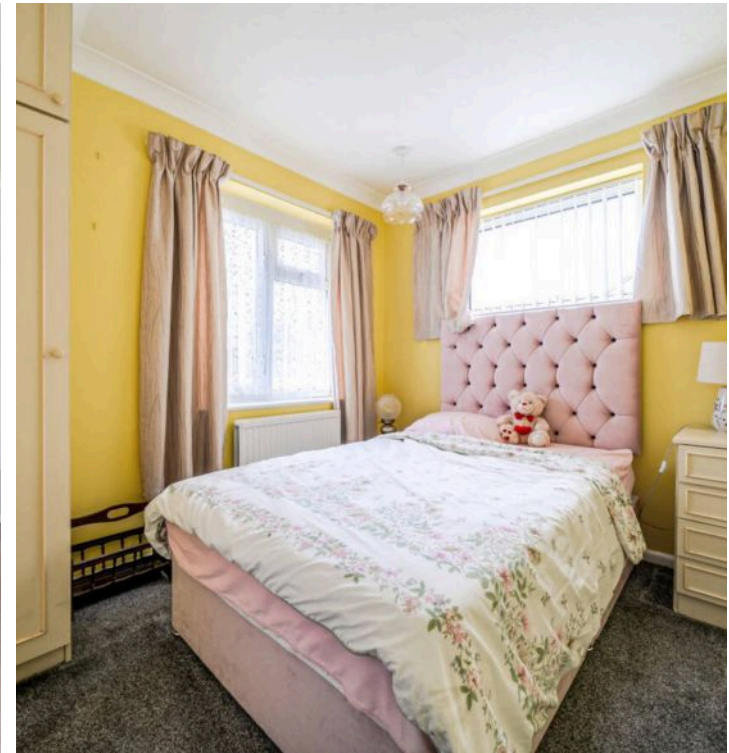
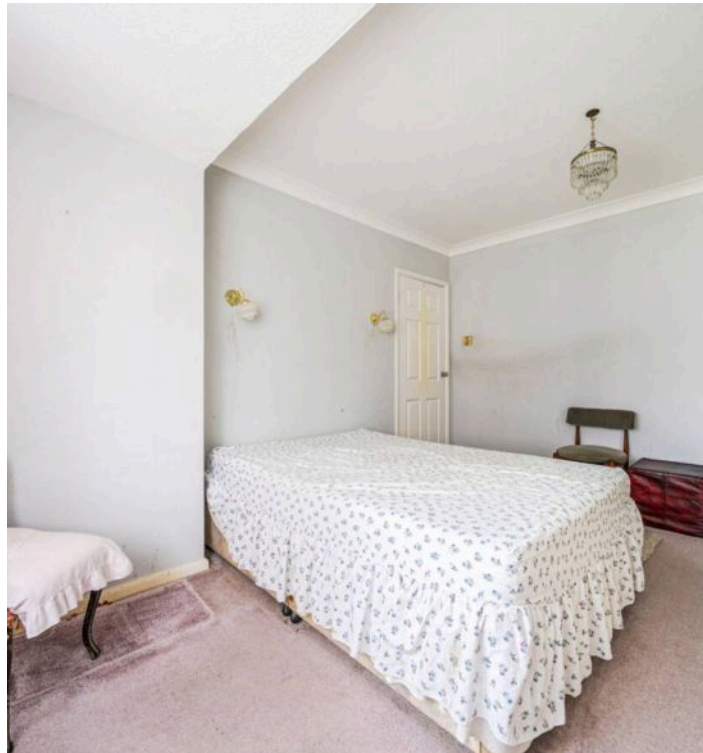


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Upon entering the property, the welcoming ambience is immediately noticeable. The well-proportioned living spaces have been thoughtfully designed to create a sense of space and light throughout. The accommodation comprises two double bedrooms, offering comfortable living options for residents. The property benefits from an extended kitchen, cleverly reconfigured to incorporate a dining area, providing the ideal space for hosting gatherings or simply enjoying daily meals in a bright and airy setting. The south-facing garden at the rear of the property is a true asset, offering a secluded retreat to relax and unwind in the warmer months. Additionally, the property features a driveway capable of accommodating three cars, as well as a detached tandem garage, ensuring ample parking and storage options for residents and guests.

The location of this residence further enhances its appeal, situated within a cul-de-sac comprising only nine homes, ensuring a peaceful and secure environment for residents to enjoy. The surrounding area offers a range of amenities, including local shops, schools, and convenient transport links, providing residents with easy access to all necessities and attractions within the vicinity. Furthermore, this property benefits from the potential for further development, (subject to the necessary consents being obtained).







## 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.