



40 Clayton Road, Selsey

Guide Price £495,000 Freehold

 Henry Adams
estate agents

40 Clayton Road

Selsey, Chichester

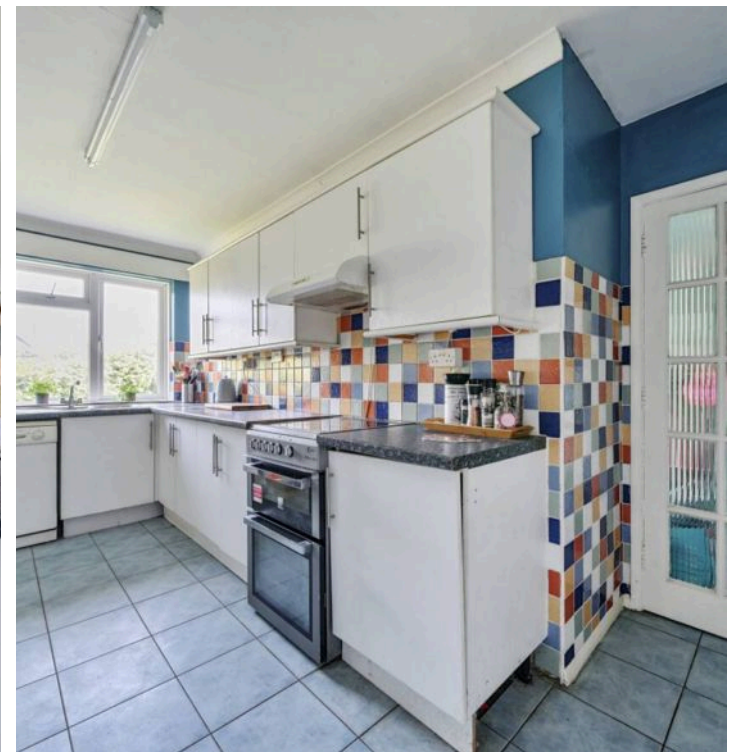
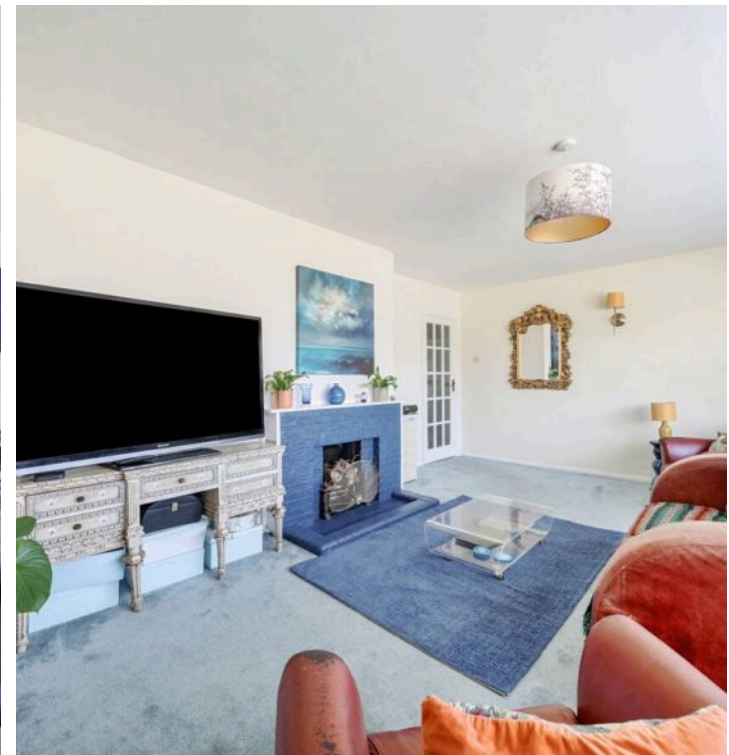
This detached bungalow presents a unique opportunity to acquire a property with immense potential in a desirable location. Nestled in a sought-after location on the popular western side of Selsey. Boasting a timeless appeal, this property offers three generously proportioned double bedrooms, making it an ideal residence for growing families.

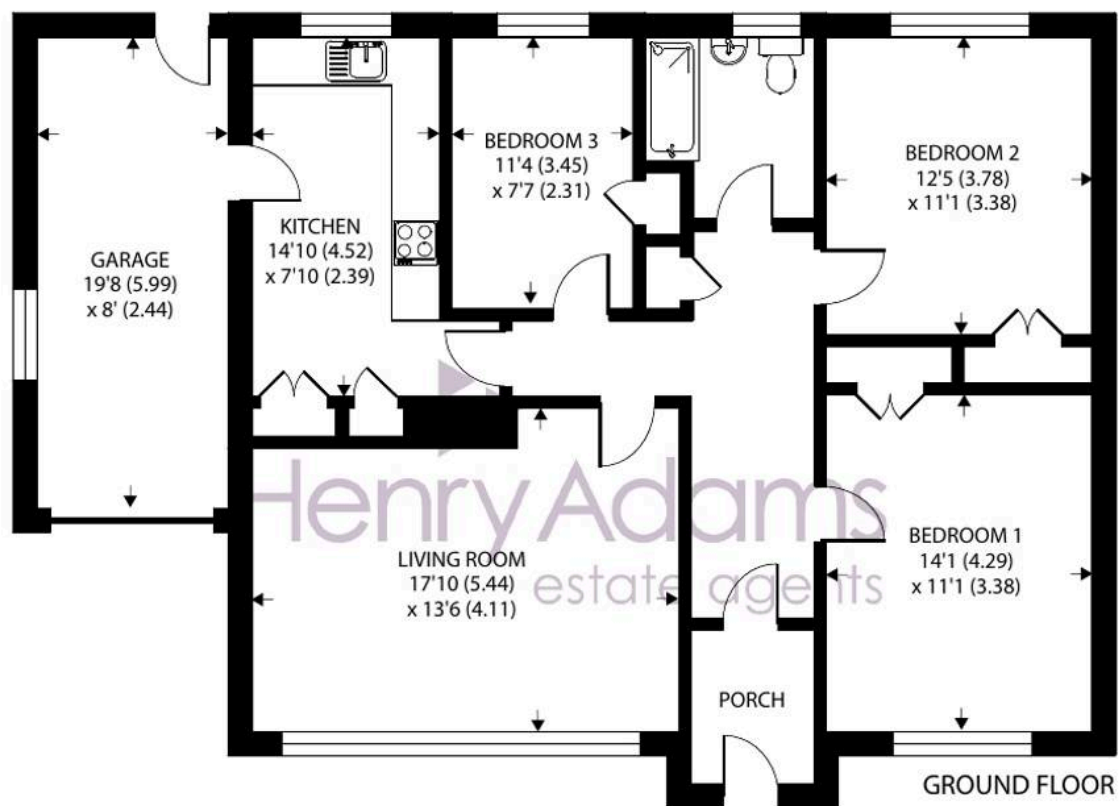
Upon entering, a central hallway provided access into all rooms with the living room featuring an open and working fireplace, perfect for creating a cosy atmosphere on chilly evenings. Additionally, this bungalow exudes character and charm and is offered for sale for the first time since the early 1980s. While the property retains its original features and layout, it presents an exciting prospect for those with a vision for modernisation and expansion. With potential for extension to the rear or even to 'go up' (subject to necessary consents), the property offers an opportunity to create a personalised living space tailored to individual preferences.

The property also features a driveway and garage for off-street parking, providing added convenience for residents. Situated on a generous plot, the bungalow benefits from an expansive 85ft x 50ft (approx) rear garden, offering a private outdoor sanctuary for relaxation and outdoor activities. Whether enjoying al fresco dining, gardening, or simply unwinding amidst nature, the garden space provides endless possibilities for creating your own outdoor retreat.

Council Tax band: E, EPC : E

- Detached bungalow located on popular western side of Selsey





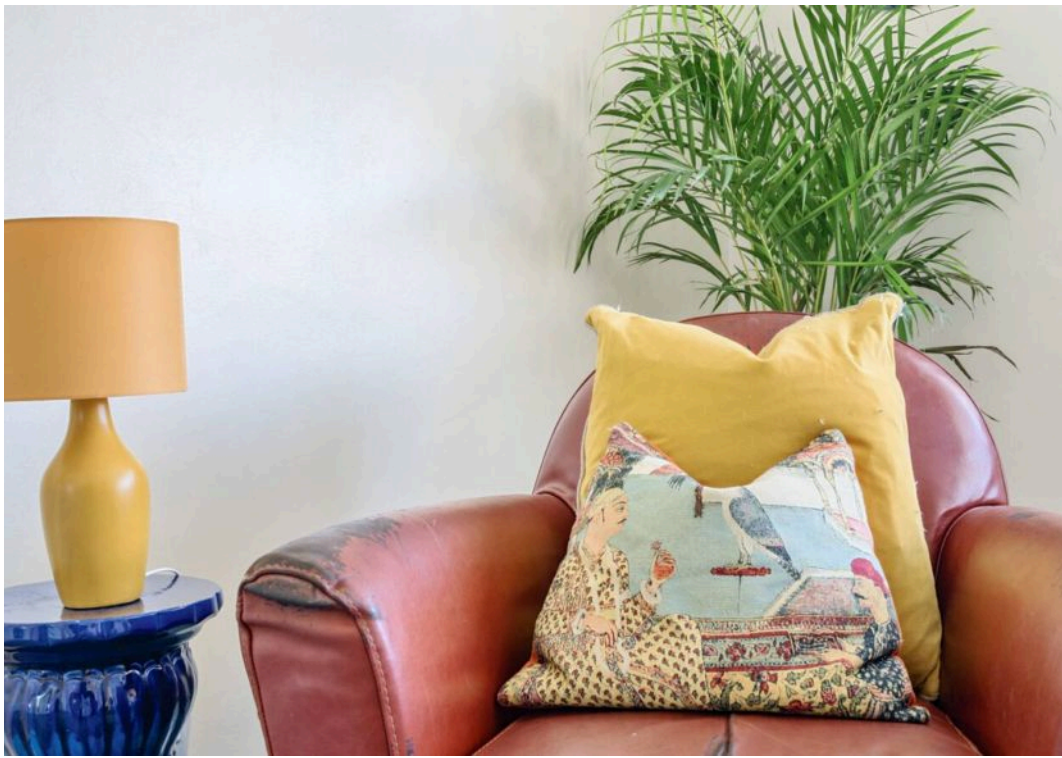
Approximate Area = 1022 sq ft / 95 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1179 sq ft / 109.5 sq m

For identification only - Not to scale





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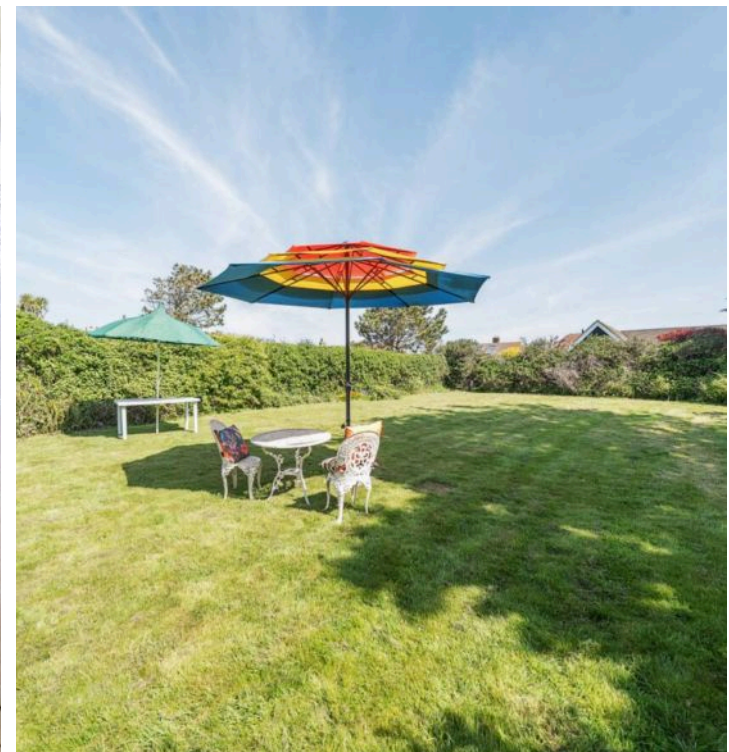
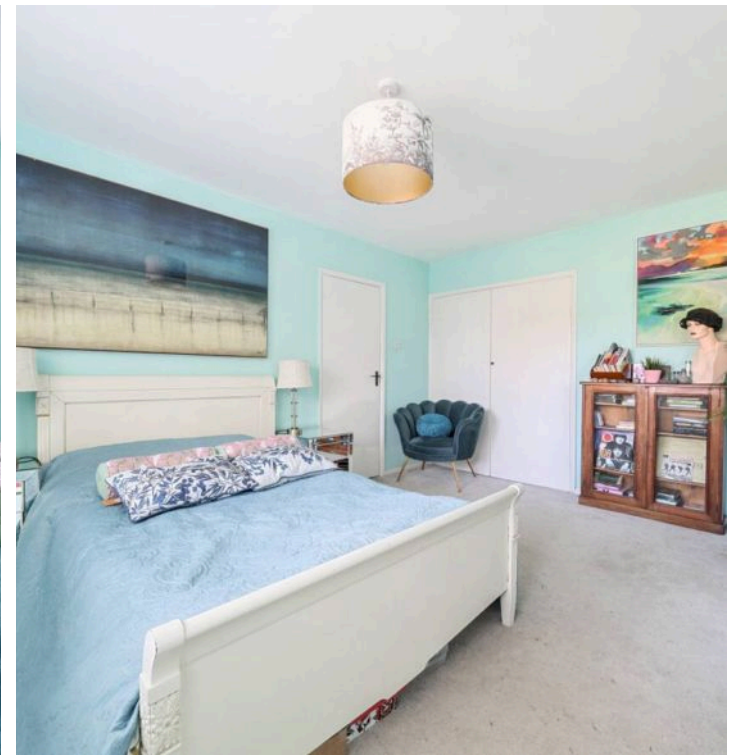
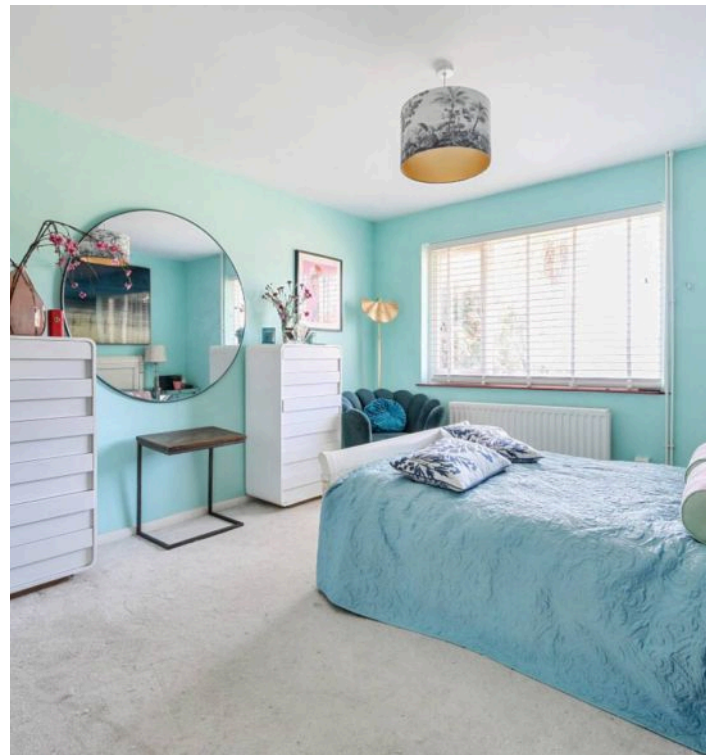
Selsey, Chichester

Detached bungalow with 3 double bedrooms in sought-after Selsey location. Original features, fireplace, potential for modernisation & extension. Driveway, garage, 85ft x 50ft garden. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached bungalow located on popular western side of Selsey
- Three double bedrooms
- Living room with open & working fireplace
- Offered for sale for the 1st time since the early 80's
- In need of modernisation and offers scope for extension (subject to necessary consents)
- Gas central heating & double glazing
- Generous 85ft x 50ft (approx) rear garden
- Driveway & garage





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.