



## 8 Elm Grove, Selsey Freehold

Guide Price £275,000



# 8 Elm Grove

Selsey, Chichester

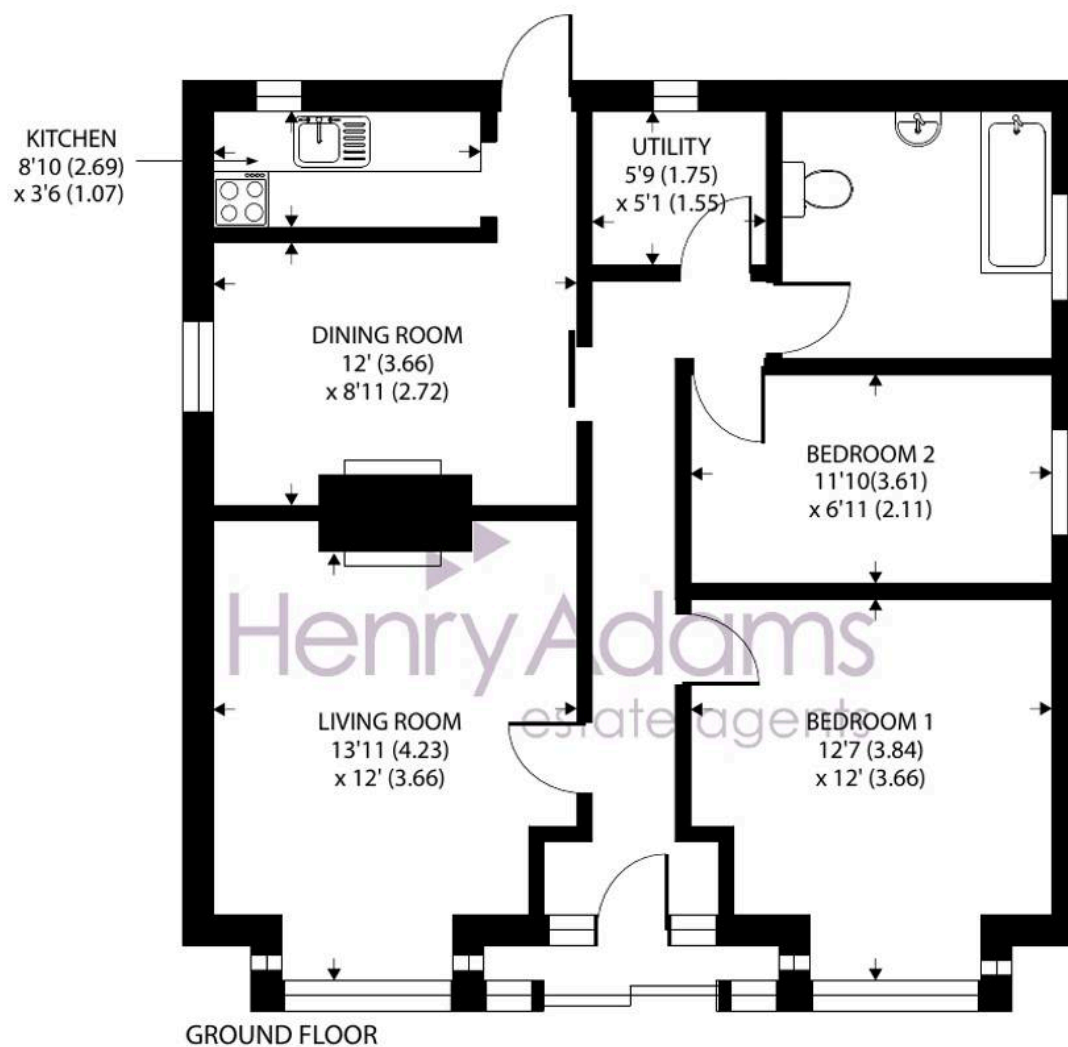
An exciting opportunity presents itself with this detached bungalow, primed for a comprehensive renovation and offered to the market for the first time since its construction in 1934. This property & land embodies history, having been cherished by multiple generations of the same family, imparting a sense of legacy that is seldom found within modern offerings. (Please be advised that it's our understanding the property contains asbestos)

The dwelling boasts a layout comprising two bedrooms and two reception rooms that offer versatility in potential use. A focal point of this property lies in its location, situated within a mere five-minute stroll from the high street amenities & bus route, ensuring that convenience and accessibility are never compromised. Furthermore, there exists a promising opportunity to create off-road parking facilities, subject to obtaining the necessary consents — a value-adding feature that enhances practicality and convenience for future occupants.

Council Tax band: D, EPC Rating: G

- Detached bungalow in need of full renovation
- Offered for the 1st time since being built in 1934
- Owned for generations of the same family
- Two bedrooms, 2 reception rooms
- Located within 5 minutes walk to the high street
- Deceptive plot/garden (approx 90ft x 43ft)
- Scope to extend & create off road parking (subject to necessary consents)





Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale







## 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.