



55 Manor Lane, Selsey

Guide Price £369,500

 Henry Adams  
estate agents



# 55 Manor Lane

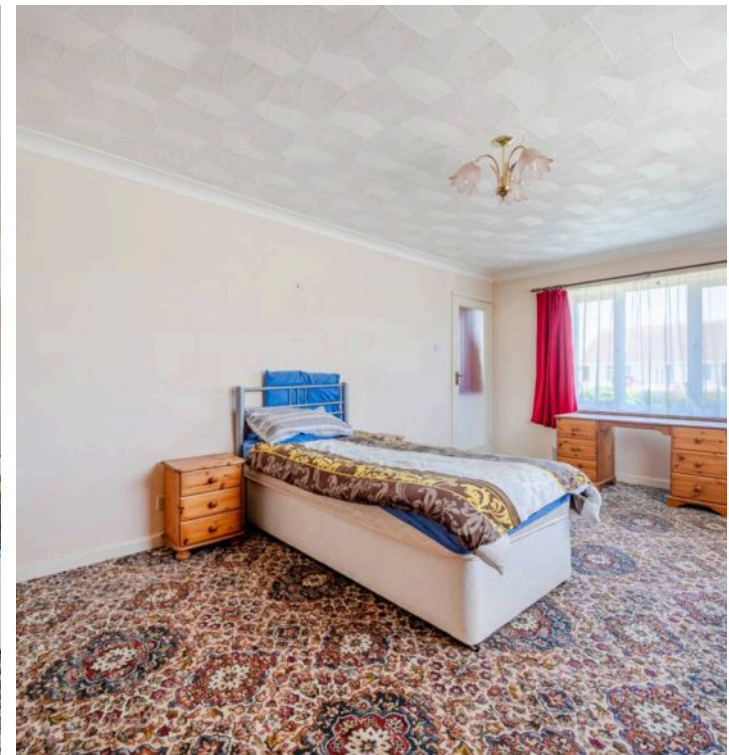
Selsey, Chichester

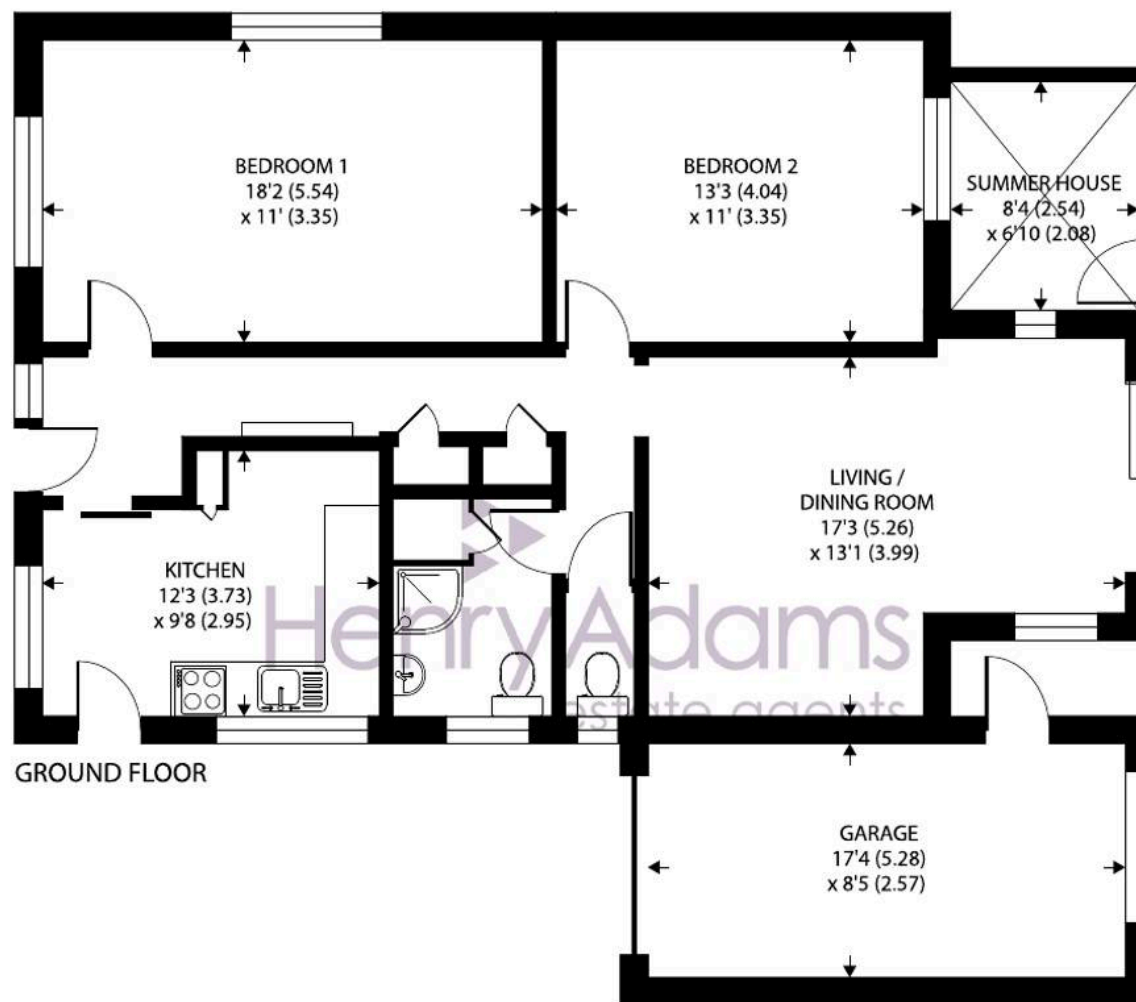
Introducing this charming detached bungalow boasting convenience with close proximity to local amenities, shops and a bus route. This property presents an exceptional opportunity for those seeking a peaceful and comfortable abode in a well-connected neighbourhood.

The accommodation comprises two well-appointed double bedrooms, with one boasting an impressive 18ft in length, offering ample space for relaxation and rest. The thoughtful layout ensures privacy and functionality, catering to the needs of individuals or small families alike.

The living room serves as the heart of the home, providing a welcoming atmosphere for relaxation. Here, direct access to the westerly facing 75ft rear garden allows for seamless indoor-outdoor living, inviting natural light and fresh air to permeate the space. The garden presents a tranquil sanctuary for outdoor activities or simply unwinding amidst nature's beauty.

- Detached bungalow in close proximity to shops & bus route
- Two double bedrooms
- Living room with direct access to the garden
- Two toilets
- Westerly facing 75ft (approx) rear garden
- No onward chain
- Driveway, partially covered by a car port & garage





GROUND FLOOR

Approximate Area = 932 sq ft / 86.5 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale









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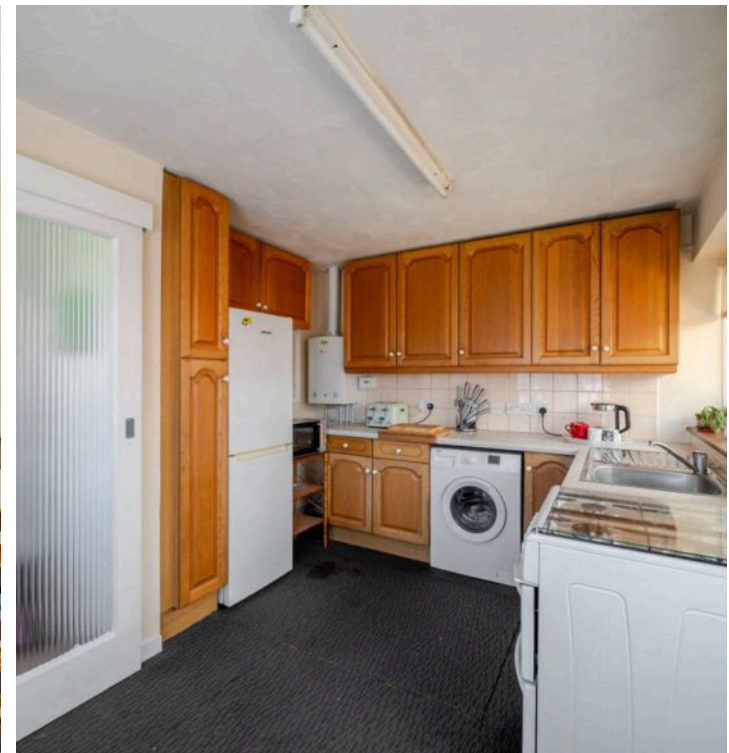
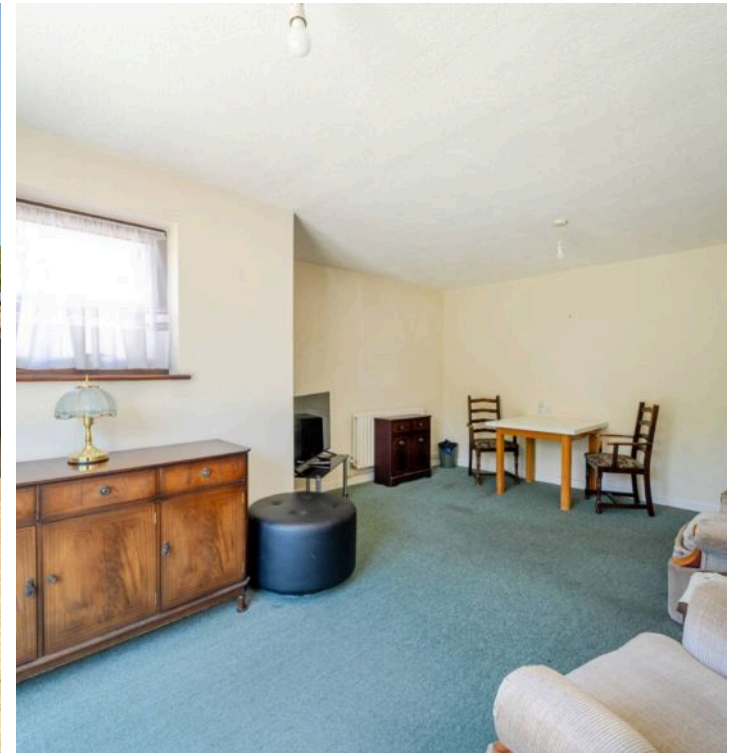
Selsey, Chichester

This property features a kitchen breakfast room and two toilets for added convenience, catering to modern lifestyles and enhancing daily comfort. Moreover, the absence of an onward chain presents a rare opportunity for a smooth and efficient purchase process, allowing the new owners to move in and settle without delay. This property is ready and waiting to embrace its new inhabitants, offering a blank canvas for personalisation and transformation.

Outside, a driveway provides off-road parking options, with the added benefit of being partially covered by a carport and a garage, ensuring protection for vehicles and additional storage space.

Council tax-C

EPC Energy Efficiency Rating: C







## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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