



11 Woodland Road, Selsey

Guide Price **£550,000** Freehold

11 Woodland Road

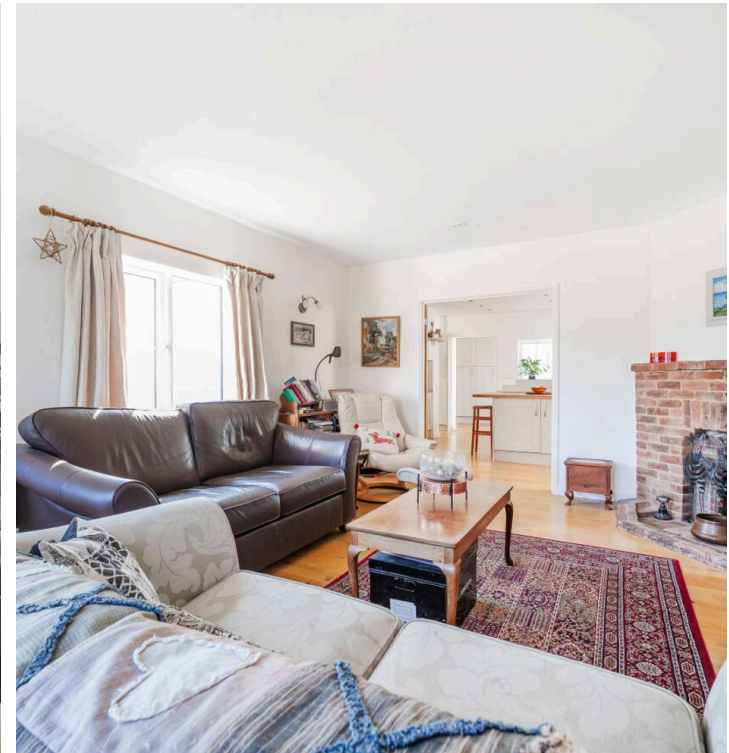
Selsey, Chichester

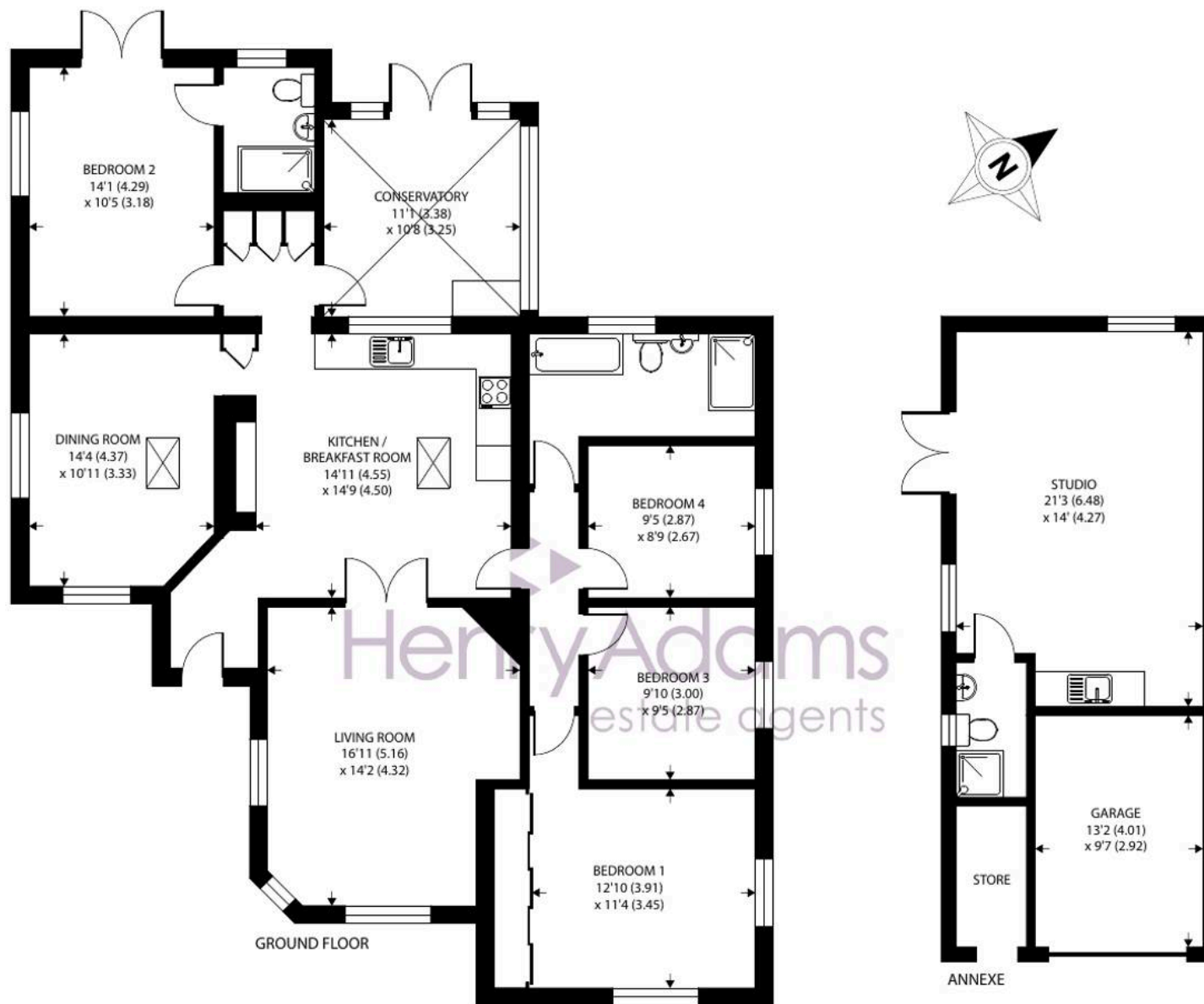
Nestled in a sought-after location in close proximity to the beach, this spacious detached bungalow offers a living experience for those in pursuit of comfort and style. Boasting four double bedrooms, this property epitomises modernity and functionality that is ideal for a growing family or those looking for a peaceful retreat.

Upon entering the property, you are welcomed into a bright and airy kitchen breakfast room with access to a living room providing the perfect setting for relaxation and entertainment along with a separate dining room. The kitchen breakfast room is a culinary enthusiast's dream, meticulously designed to offer both functionality and style, making it a focal point of the home.

A unique feature of this property is the detached Studio, equipped with a kitchenette and shower room, offering possibilities for use as a guest annexe, creative space, or home office. This versatile space is a true value addition to the property, providing additional living options and privacy when needed. The main residence further boasts two modern shower rooms, ensuring convenience and comfort for all occupants. The recent upgrades to the property include a new roof in 2023, new windows & heating boiler in 2019, offering peace of mind for years to come with enhanced energy efficiency and aesthetic appeal. With the current cost of living, the current owner has had solar panels fitted which help aid and ease the cost of electric.

Council Tax band: E, EPC Rating: D





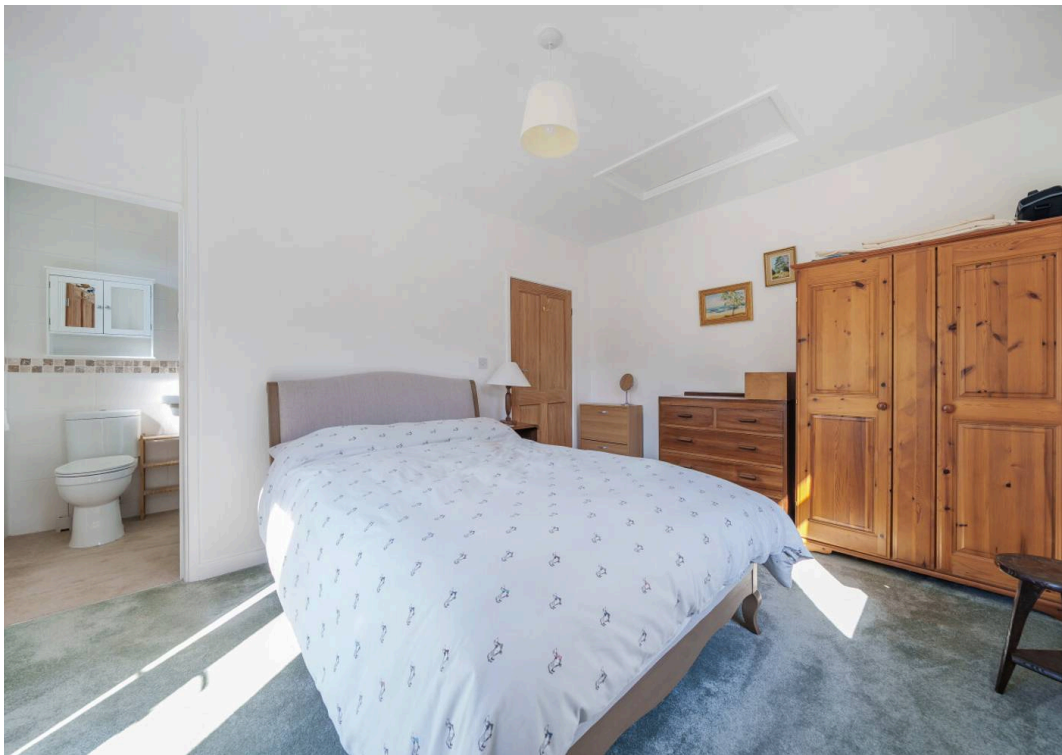
Approximate Area = 1571 sq ft / 146 sq m

Annexe = 456 sq ft / 42.3 sq m

Total = 2027 sq ft / 188.3 sq m

For identification only - Not to scale





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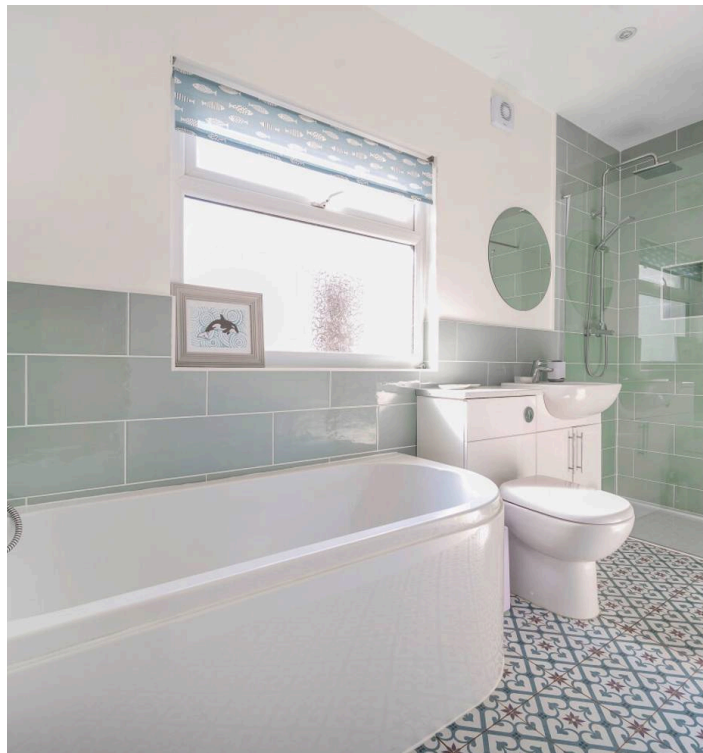
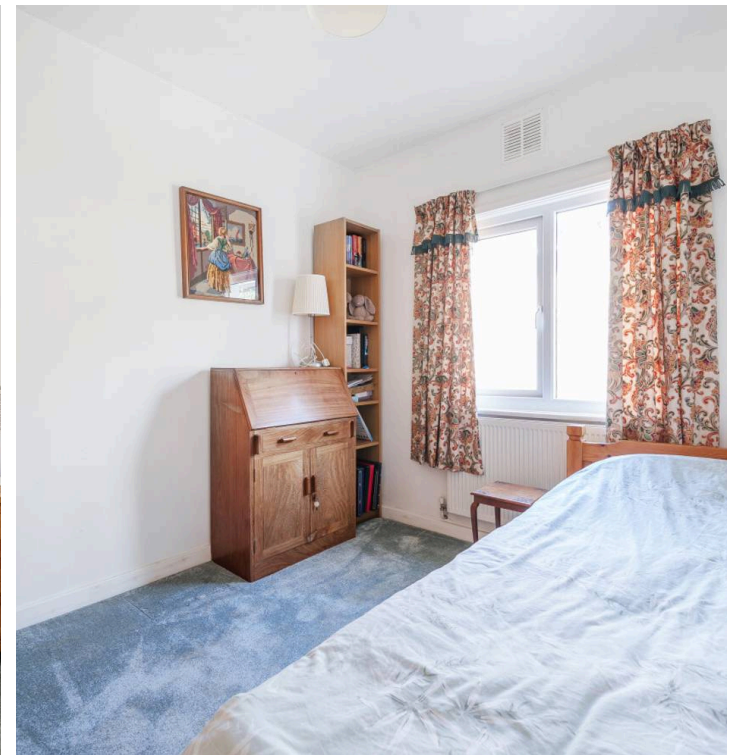
Externally the block paved driveway with space for two cars and an electric charging point, catering to the needs of eco-conscious individuals. Practicality meets convenience in this feature, ensuring that modern lifestyle needs are seamlessly integrated into this inviting property. The property offers a generous westerly facing garden, providing an oasis for relaxation and outdoor enjoyment. This private space is an ideal retreat for alfresco dining, gardening, or simply basking in the tranquillity of your surroundings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious detached bungalow in desirable location
- Four double bedrooms
- Living room & kitchen breakfast room
- Detached Studio with kitchenette and shower room
- 2 Shower rooms within main residence
- Driveway for 2 cars with electric charging point
- New roof in 2023, new windows in 2019
- Generous westerly facing garden





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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.