44 Chichester Way, Selsey

Guide Price **£450,000 (Freehold)**

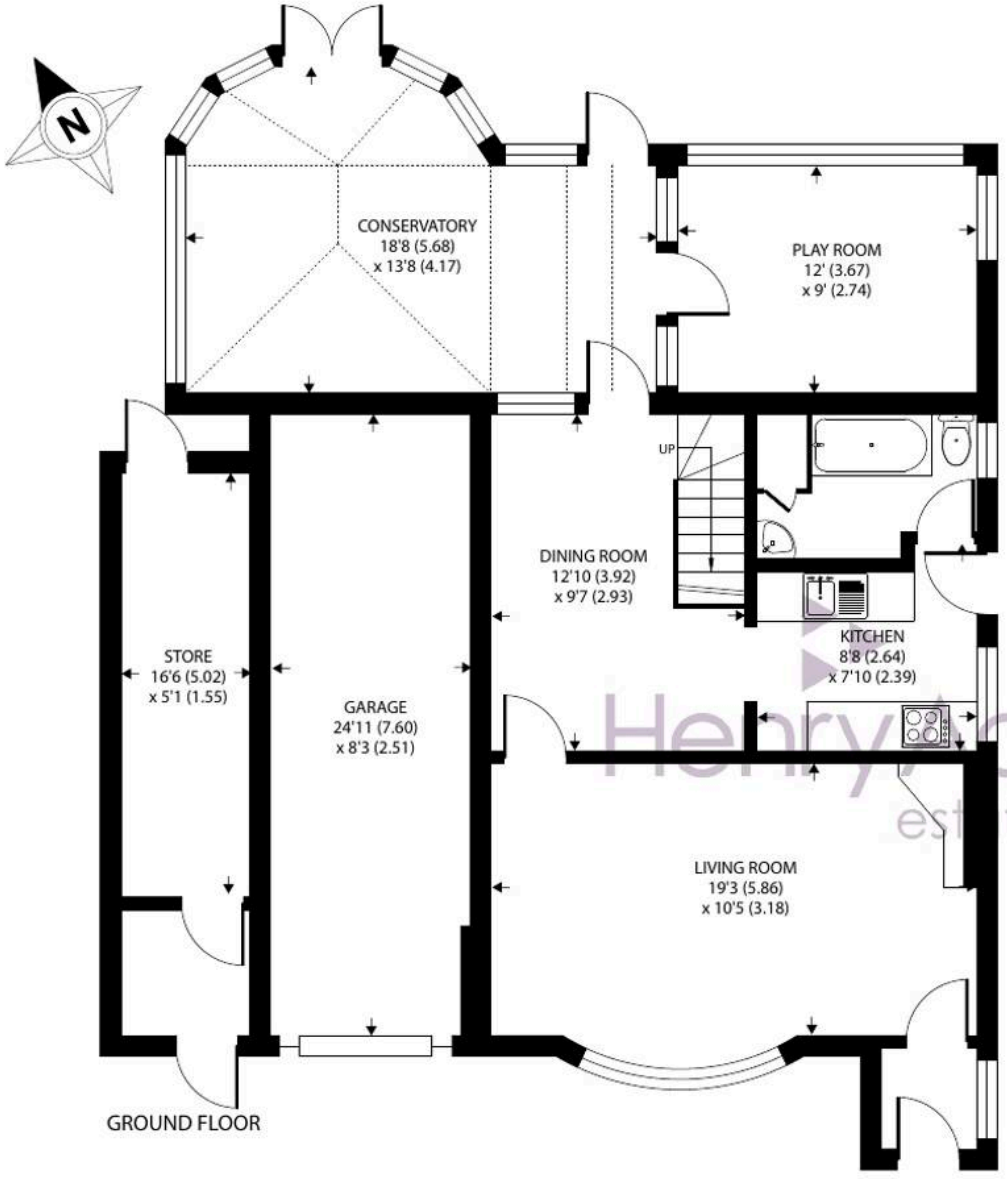
Henry Adams
estate agents

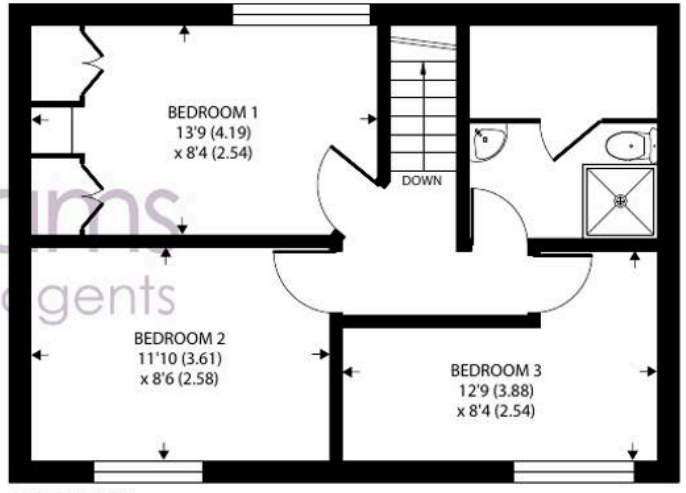
44 Chichester Way

Selsey, Chichester

Nestled just 300 metres from the glistening sea, this charming three-bedroom detached chalet bungalow offers a harmonious blend of comfort and convenience. The property features a practical layout with a ground floor bathroom and an upstairs shower room for added flexibility. The spacious living room boasts a welcoming ambience with a bay window that bathes the room in natural light. Additionally, a large conservatory provides the perfect spot for relaxation, with the added bonus of a separate playroom for the little ones.
Outside, the property impresses with a 7.6-metre-long garage, complete with an up-and-over door for easy access. Whether it be utilised for secure vehicle storage or transformed into a workshop, this longer than standard garage space offers plenty of scope for for DIY enthusiasts. There is also off road parking for multiple vehicles at the front. The well-maintained garden provides a peaceful retreat, ideal for outdoor gatherings or serene moments of contemplation. Features of the garden include, a patio, a lawn, raised beds, a vegetable patch and a store.
Embrace coastal living at its finest with this delightful property that combines practicality with a touch of seaside tranquillity.
Council Tax band: D, EPC Energy Efficiency Rating: D

- Three Bedroom Detached Chalet Bungalow
- Ground Floor Bathroom and Upstairs Shower Room
- Good Sized Living Room with Bay Window
- Large Conservatory with separate Play Room
- Garage and Off Road Parking
- Approx. 300m to the Sea





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Approximate Area = 1263 sq ft / 117.3 sq m
Garage = 195 sq ft / 18.1 sq m
Outbuilding = 113 sq ft / 10.4 sq m
Total = 1571 sq ft / 145.8 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.