



71 Drift Road, Selsey, PO20 0PN

Guide Price £369,950 Freehold



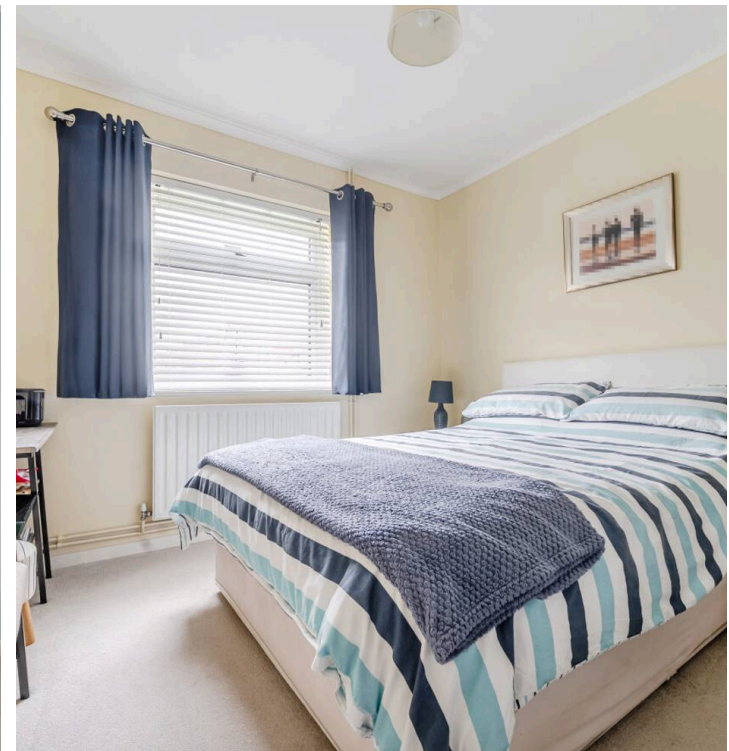
# 71 Drift Road

Selsey, Chichester

Nestled in a sought-after location, the proverbial 'stone's throw away from the beach' is this well presented detached bungalow. Boasting two double bedrooms and an inviting living room features a sliding double glazed door that opens seamlessly onto the south-westerly facing rear garden, flooding the space with natural light. Pride of ownership is evident throughout, with a new boiler and consumer unit installed in 2021, ensuring modern convenience and energy efficiency. In addition, the kitchen has been refreshed since 2023 with new frontages, new non slip flooring and tiling adding a touch of contemporary elegance to the interior. Complete with a driveway and garage, this property offers both comfort and convenience for discerning buyers.

Council Tax : D, EPC Rating: D

- Detached bungalow in close proximity to the beach
- Two double bedrooms
- Well Presented Home
- Living room with sliding double glazed door to the garden
- Driveway & garage
- South westerly facing rear garden
- New Boiler and Consumer Unit 2021
- Refreshed kitchen since 2023





Approximate Area = 640 sq ft / 59.4 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 768 sq ft / 71.2 sq m

For identification only - Not to scale







## Henry Adams - Selsey

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