



40 Broomfield Road | Selsey | PO20 0PB

Guide Price £170,000

Freehold



**hancock**

Lettings & Estate Agents



Broomfield Road | Selsey | PO20 0PB

Guide Price £170,000

- No Onward Chain
- Semi Detached Bungalow
- In Need of Full Refurbishment
- Corner Plot
- Close to East Beach and amenities
- Council Tax B
- Sold As Seen

This two bedroom, semi detached bungalow, located close to the well known East Beach in Selsey presents an opportunity for complete renovation and modernisation, with the benefit of no onward chain!

The property comprises two bedrooms, a living room, bathroom and kitchen, with a door to a utility and lean to beyond.

#### Outside

There is a private mature corner plot garden.

#### Location

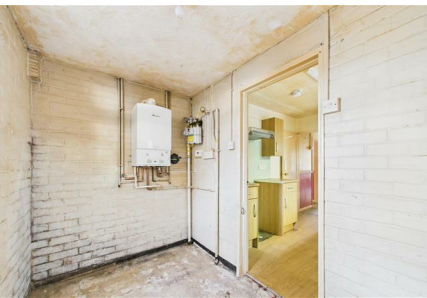
Situated in the historic fishing village of Selsey, the bungalow is conveniently located close to a variety of local amenities and the nationally renowned beach. Selsey boasts a selection of independent shops, bars, restaurants, and a large supermarket, as well as several





what3words ///

piano.quits.requests



schools.

For broader amenities, the Cathedral City of Chichester is just 8 miles north. Chichester offers a vibrant mix of cultural, dining, and shopping experiences, including the renowned Festival Theatre, Pallant House Gallery, and the Goodwood Estate—famous for motor racing and equestrian events. To the south of Chichester lies the stunning Chichester Harbour, an Area of Outstanding Natural Beauty, and the blue flag beach at West Wittering.

#### Transport Links:

Chichester station provides excellent rail connections to London (Victoria and Waterloo lines via Havant) and destinations along the south coast.

#### Information

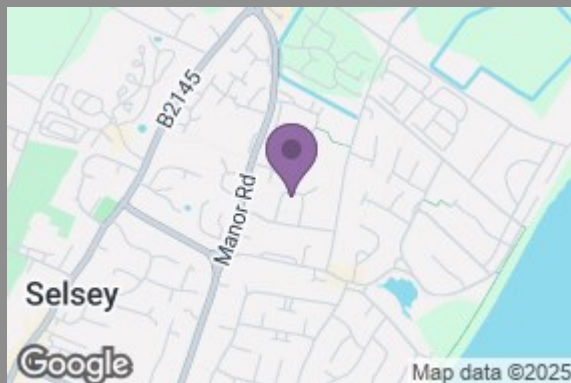
Tenure - Freehold

Council Tax Band – B

Broadband Speed - Up to 1800mbps

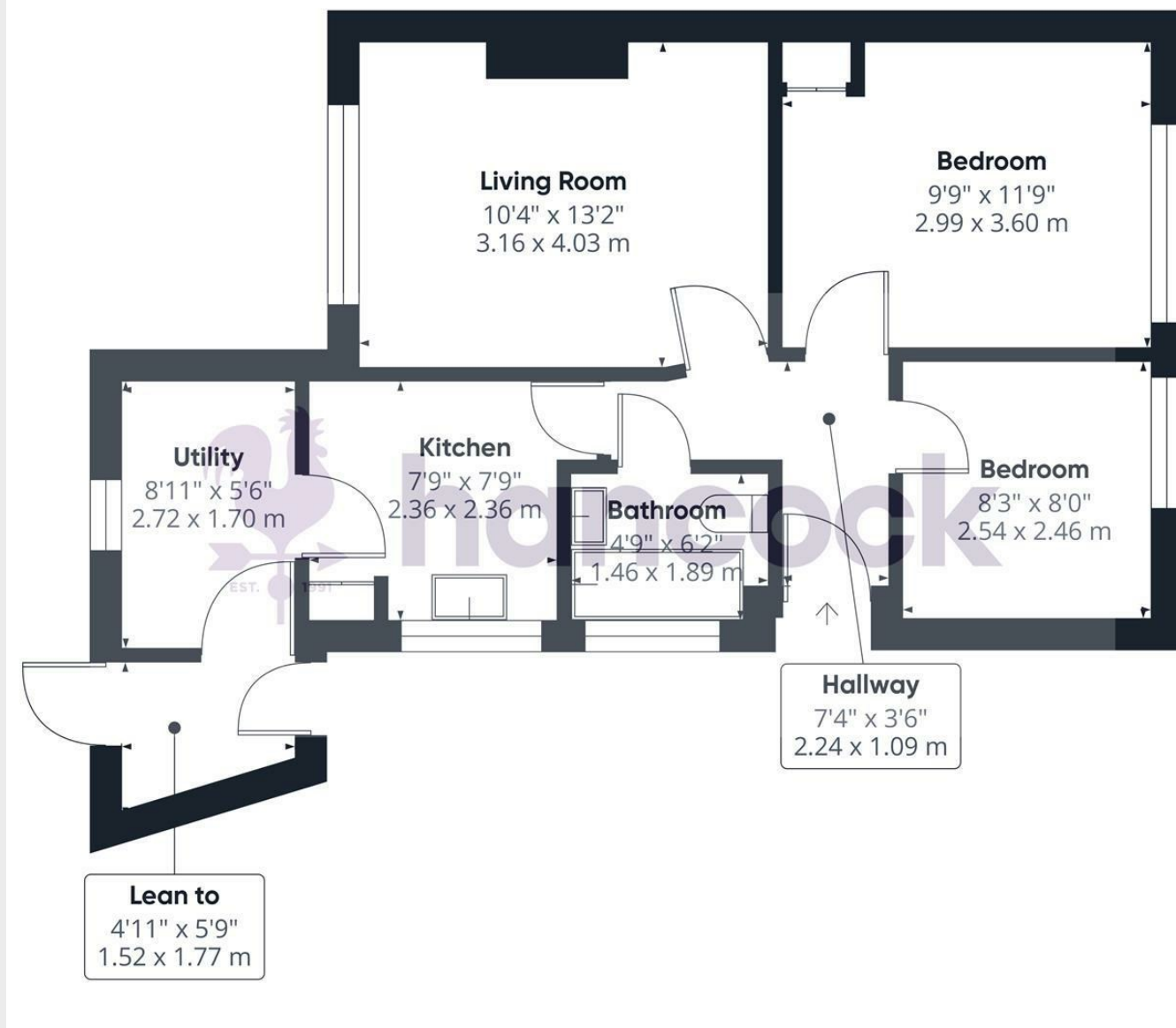
Mobile Coverage - EE, Three, O2, Vodafone





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk