

# REDWOOD & SONS

Estate Agents

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## 1 Drift Lane

Selsey, PO20 9BG

Detached bungalow in semi-rural position with views across the fields. Benefits include: Double glazed front door to entrance hall; living room with bay window and doors to conservatory with patio doors to rear garden; fitted kitchen with oven, hob and extractor fan unit; two bedrooms, one with a range of matching fitted furniture to include wardrobes, over-bed storage and drawer units and one with two built-in double wardrobes and ensuite shower room; family bathroom with corner bath. The property is enclosed by a block built wall and accessed via a 5 bar wooden gate. The front garden has a good-sized patio and area of lawn. The side gate leads to the rear garden with further patio, lawn, shrub borders and useful brick-built workshop and views across the fields. Opposite the property, the current owners have used the space for parking 2-3 cars over the last 10 years without question, although we are lead to believe the area does not form part of the title of "Drift Haven". 1930's construction and part non-conventional. Tenure - freehold. Council Tax Band - A. EPC - TBC.

**Guide price £310,000**

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# 1 Drift Lane

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- Detached bungalow
- Kitchen
- Ensuite shower room
- Semi-rural location
- Living room
- Family bathroom
- Two bedrooms
- Conservatory
- Front & rear gardens

## Kitchen

9'8" x 8'3" (2.95 x 2.54)

## Living room

14'11" x 14'2" (4.57 x 4.34)

## Conservatory

12'9" x 9'3" (3.89 x 2.82)

## Bedroom 1

13'5" x 9'8" (4.11 x 2.97)

## Bedroom 2

9'8" x 7'4" (2.97 x 2.24)

## Ensuite shower room

## Bathroom

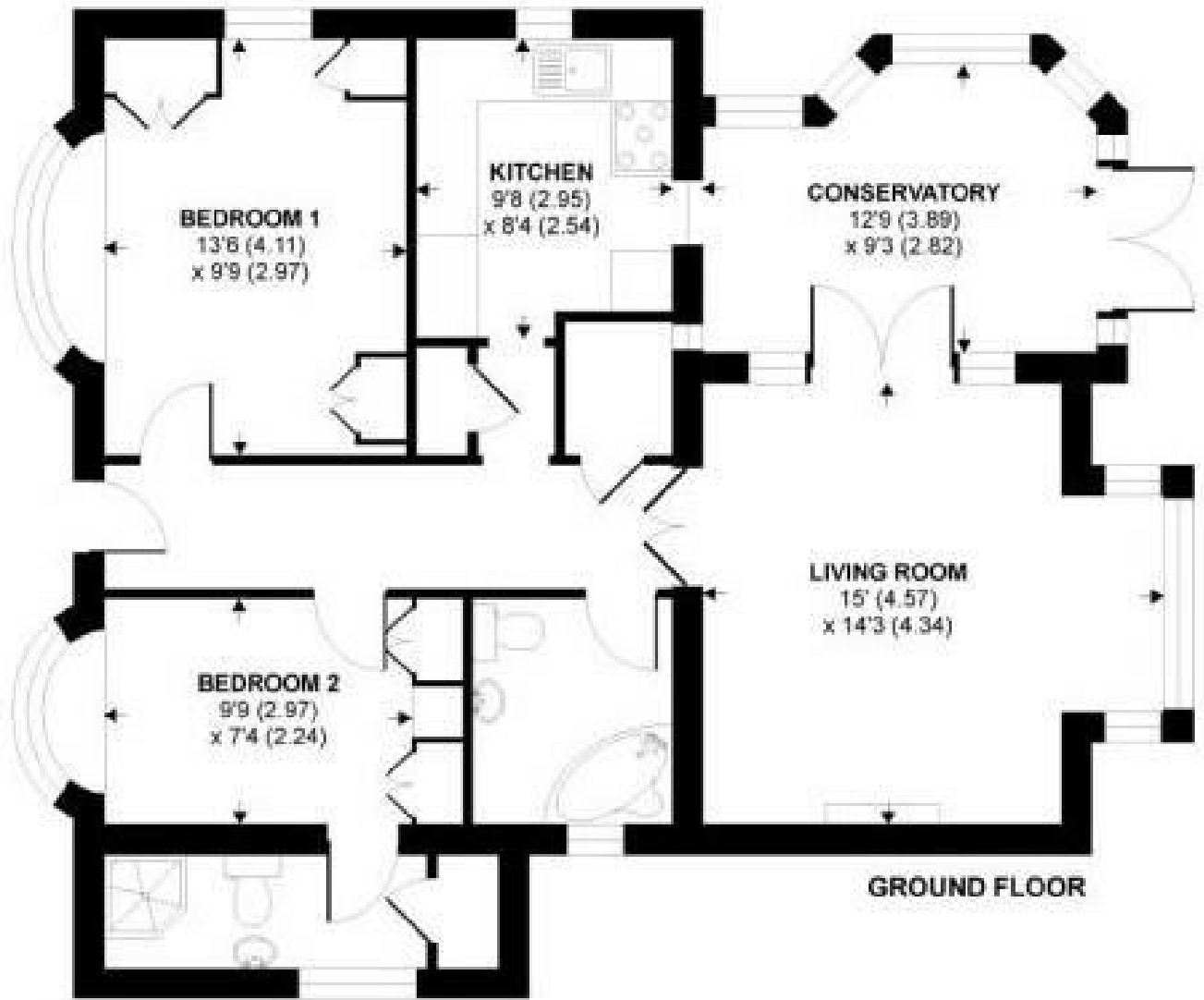
7'3" x 6'5" (2.21 x 1.96)



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*