



## 34 Glen Crescent

Selsey, PO20 0QT

Welcome to Glen Crescent, Selsey, and a charming semi-detached bungalow with great potential. Requiring some modernisation this is an ideal first-time buyer opportunity or for those looking to down-size. Benefits include: porch; entrance hall with two storage cupboards; two double bedrooms; family bathroom; lounge / diner with sliding doors to rear garden and door to fitted kitchen with side access door. The enclosed rear garden has a good-sized area of lawn and patio while the front garden has an area of lawn with path leading to the porch and access gate to rear garden. Situated close to the town centre, this property provides easy access to amenities, shops, schools, bus routes, and the beautiful beach. Additionally, the presence of a garage in a separate block offers extra storage space. EPC - D. Tenure - freehold. Council Tax Band - C.

**Guide price £285,000**

# 34 Glen Crescent

Selsey, PO20 0QT



- Semi-detached bungalow
- Lounge / diner
- Garage in separate block
- Two double bedrooms
- Bathroom
- Close to Selsey town centre amenities, shops, schools, bus routes & beach
- Kitchen
- Front & rear gardens

## Kitchen

10'5" 8'3" (3.19 x 2.53)

## Lounge / diner

16'4" x 12'7" (5.00 x 3.86)

## Bedroom 1

13'11" x 11'1" (4.25 x 3.39)

## Bedroom 2

10'3" x 9'10" (3.14 x 3.01)

## Bathroom



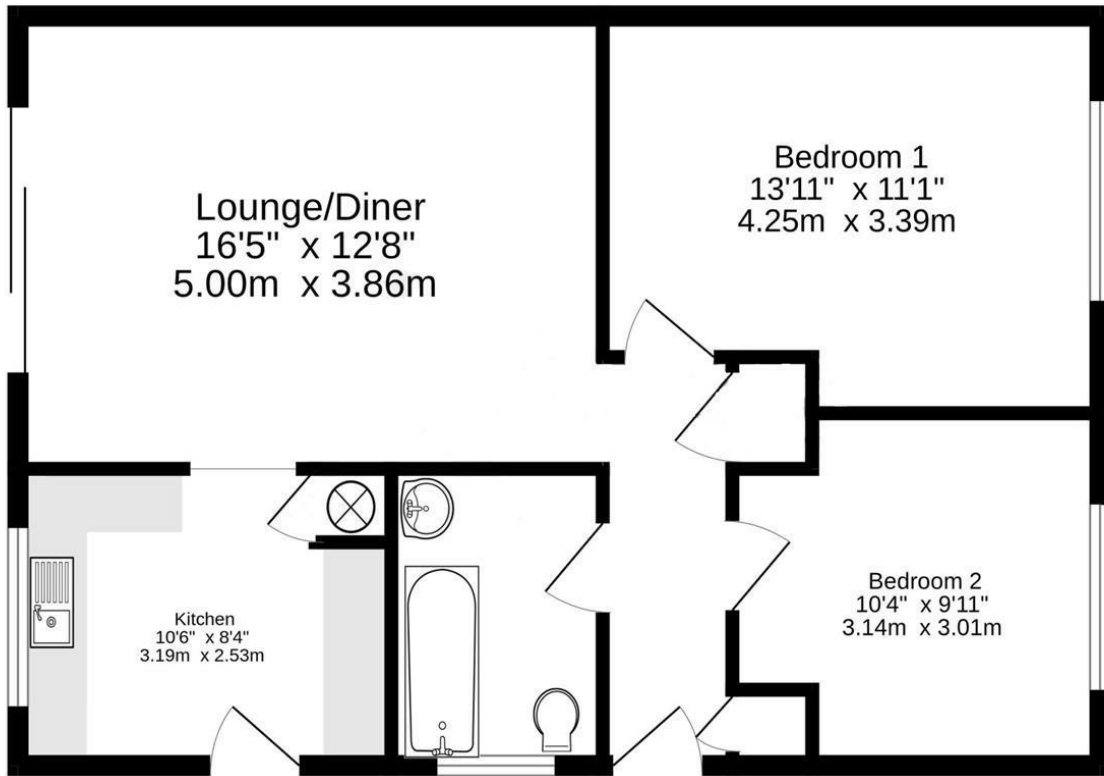
## Directions





# Floor Plan

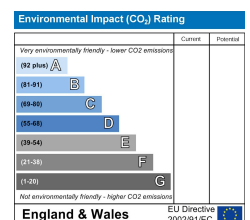
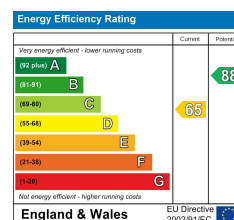
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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.



36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>

## 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)*