

Marisfield Place, Selsey, Chichester, PO20 0PD

£335,000

EPC Rating: Council Tax Band: C



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Freshly redecorated two/three-bedroom bungalow in a quiet Selsey cul-de-sac, featuring a conservatory, driveway, garage, rear garden and lean-to with workshop. Close to beaches, shops and coastal walks, offering a relaxed lifestyle with scope to update the kitchen and shower room.

Marisfield Place is a well-presented and freshly updated two/three-bedroom bungalow set within a peaceful cul-de-sac in the sought-after coastal town of Selsey.

Recently recarpeted and repainted throughout, the property offers comfortable single-level living with a practical layout and a welcoming feel from the moment you step inside. A private driveway and integrated garage provide convenient parking and storage, while the interior offers a blend of flexible accommodation and further potential for personalisation.

Inside, the home features a generous front-facing living room that benefits from excellent natural light and has ample space for both seating and dining. The property includes two well-proportioned bedrooms along with a third room that can serve as a bedroom, dining room, study or hobby space depending on your requirements. Fresh décor and new carpets throughout create a clean and move-in-ready environment, giving buyers the opportunity to enjoy the property immediately while considering future updates at their own pace.

The kitchen is functional and neatly presented, with

direct access into a side lean-to that provides a useful utility area and leads to a small workshop—ideal for DIY, gardening or additional storage. The shower room is similarly well-kept, though both the kitchen and bathroom may benefit from modernisation in time. At the rear of the bungalow, a bright and spacious conservatory offers an additional living area overlooking the garden, making it a perfect spot for morning coffee, relaxing afternoons or entertaining guests.

The rear garden offers good privacy and a manageable size, creating a pleasant outdoor retreat for those who enjoy gardening or simply want a peaceful space to unwind. Its layout suits both low-maintenance living and those with an interest in planting or modest landscaping projects.

Life in Selsey offers a relaxed and friendly coastal lifestyle, with beautiful beaches, long coastal walks and vibrant local nature reserves such as Medmerry and Pagham Harbour just minutes away. The town provides a strong sense of community alongside convenient amenities including shops, cafés, restaurants and

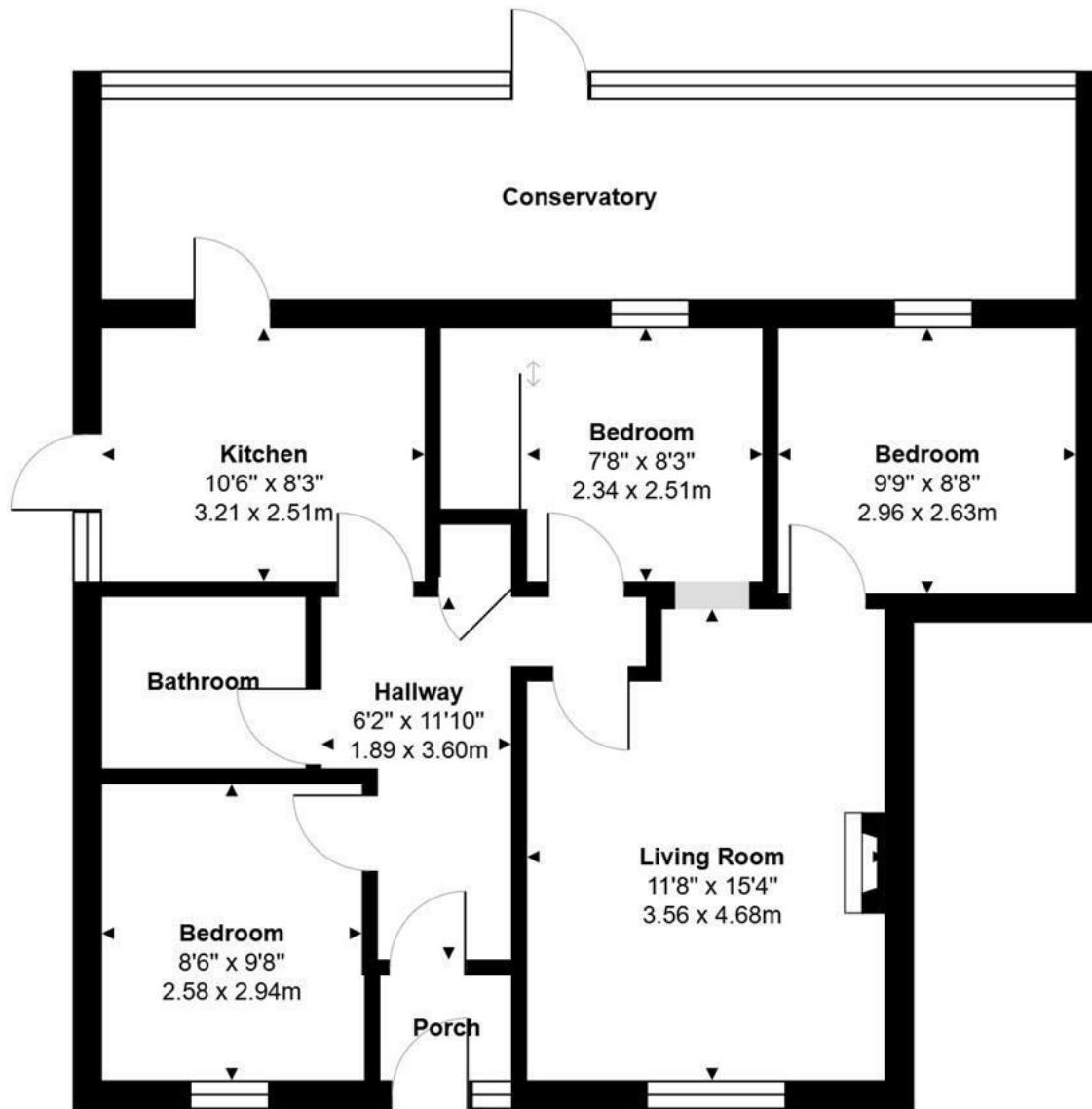
essential services. For broader shopping and cultural attractions, the historic city of Chichester is within easy reach, offering theatres, galleries, restaurants and excellent transport links. This combination of seaside charm and local convenience makes Selsey an ideal location for those seeking a quieter pace of life without sacrificing accessibility.

Overall, Marisfield Place presents an appealing opportunity to enjoy comfortable bungalow living in a desirable coastal setting. With its newly refreshed interiors, flexible layout, practical workshop space, conservatory and private garden, the property is well-suited to a range of buyers and offers scope for further enhancement to create a personalised and stylish home.





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