



8 Sunnymead Drive, Selsey

Guide Price £380,000 Freehold

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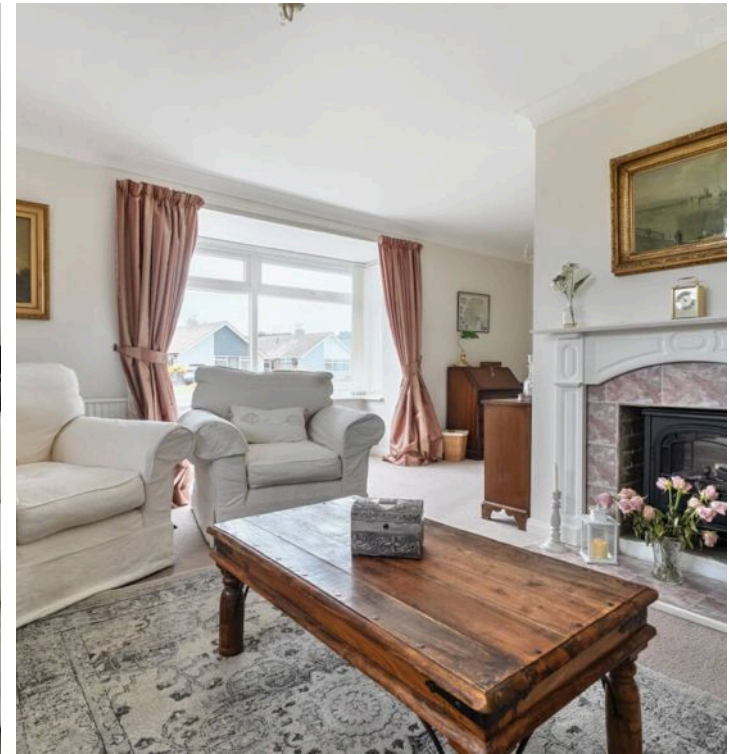
Selsey, Chichester

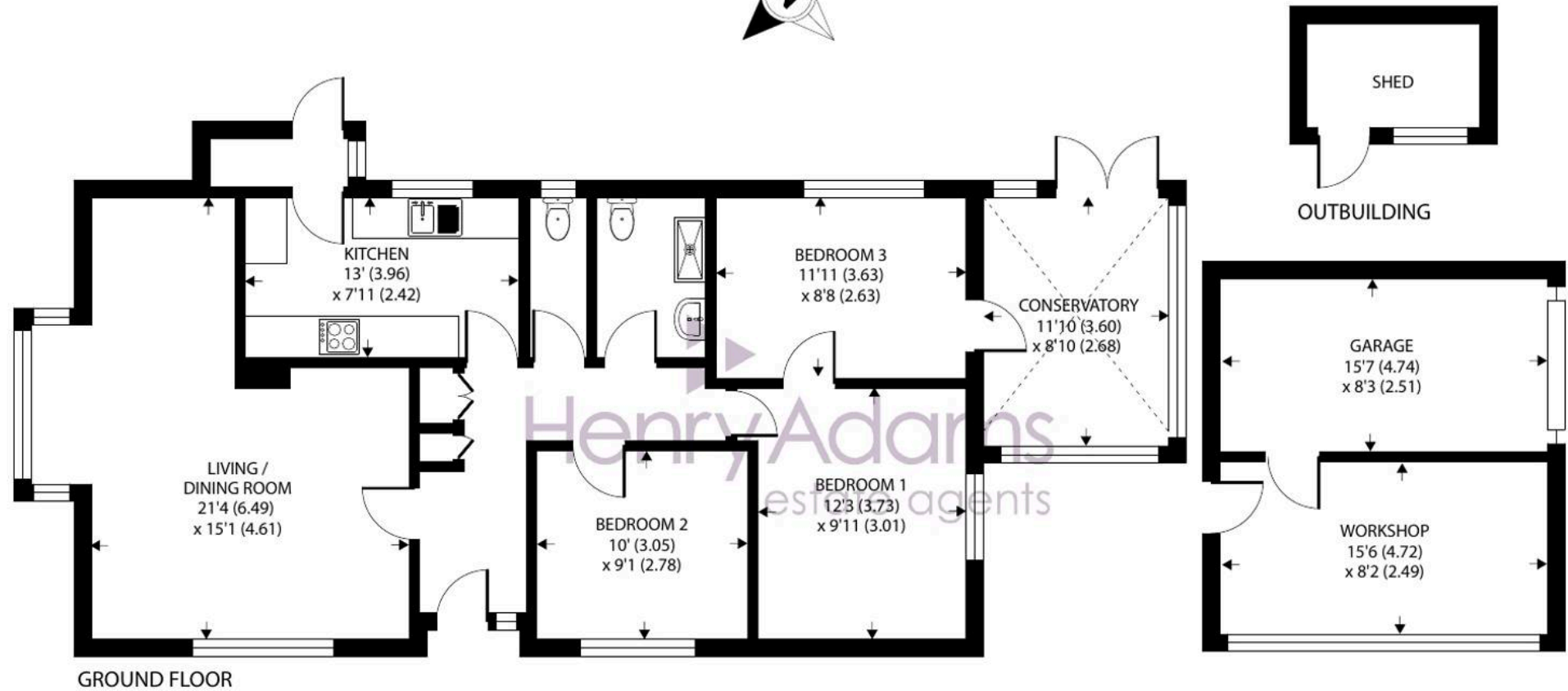
Nestled in a sought-after location, this charming detached bungalow boasts a versatile layout. With three bedrooms, the third currently serves as a dining room, accommodating various lifestyle needs. Upon entering, the hallway provides access to all rooms which comprise an L-shaped living/dining room, providing ample space for relaxation or entertaining guests. Accessed via the 3rd bedroom/dining room a conservatory awaits, offering a space to unwind while enjoying views of the garden.

Convenience and practicality are at the forefront of this residence, with a kitchen thoughtfully positioned to cater to culinary endeavours. The property also benefits from a bathroom and additional 2nd toilet. Stepping outside, a south westerly facing garden beckons, providing a secluded sanctuary to soak up the sun or enjoy al fresco dining. This benefits from two side gates affording access from both sides. A driveway and garage complete the outdoor offerings, ensuring ample space for parking. A generous shed / workshop offers storage needs.

Positioned advantageously, this bungalow is ideally located in close proximity to the high street and beach. Whether strolling along the high street or enjoying a day by the coast, the best of both worlds is within easy reach from this prime location.

Council Tax band: D, EPC : D

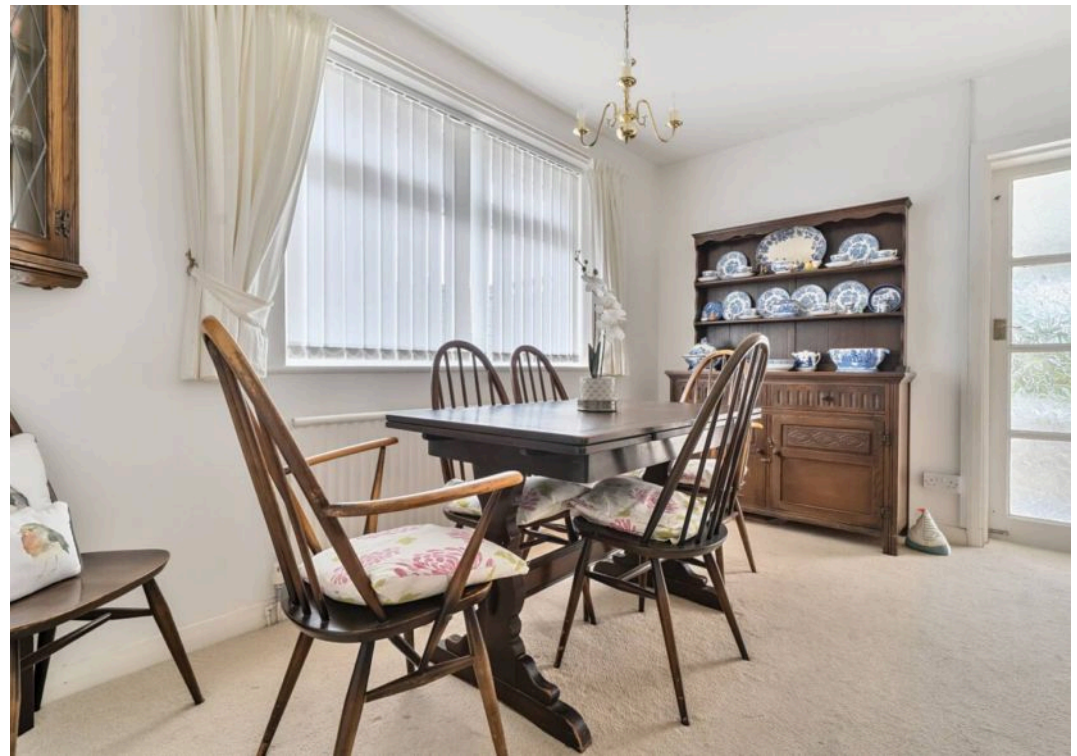




Approximate Area = 1018 sq ft / 94.5 sq m
Garage = 263 sq ft / 24.4 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 1321 sq ft / 122.6 sq m

For identification only - Not to scale





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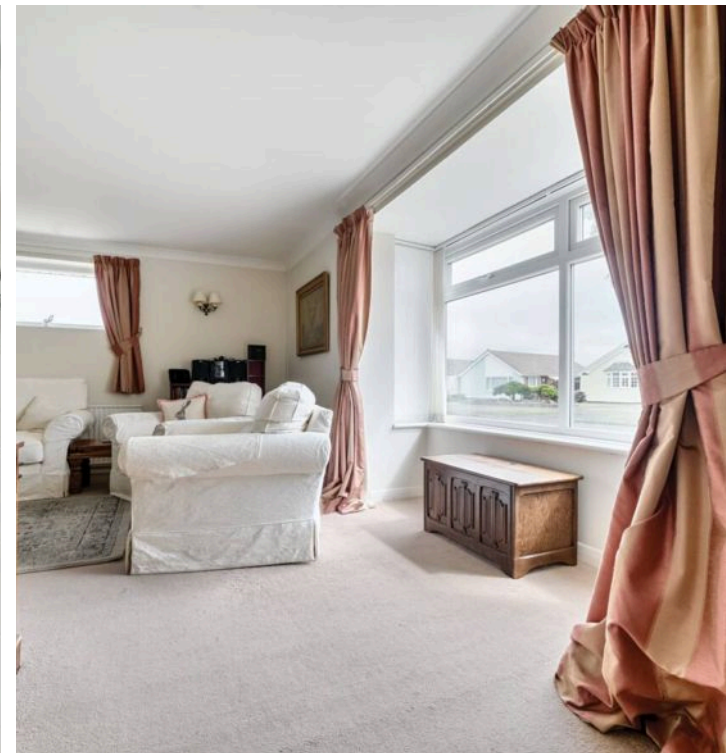
Detached bungalow with 3 bedrooms (3rd currently used as dining room), L-shaped living/dining room, conservatory, kitchen, bathroom, 2nd toilet. South westerly garden, garage. EPC-tbc, Council tax-D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow in desirable location
- Three bedrooms (one currently used as a dining room)
- L-shaped living/dining room
- Conservatory
- South westerly facing garden
- Driveway & garage
- No onward chain
- Close proximity to the high street and beach





Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.