



4a Croft Road, Selsey, PO20 0RL

Guide Price £325,000 Freehold

 **Henry Adams**
estate agents

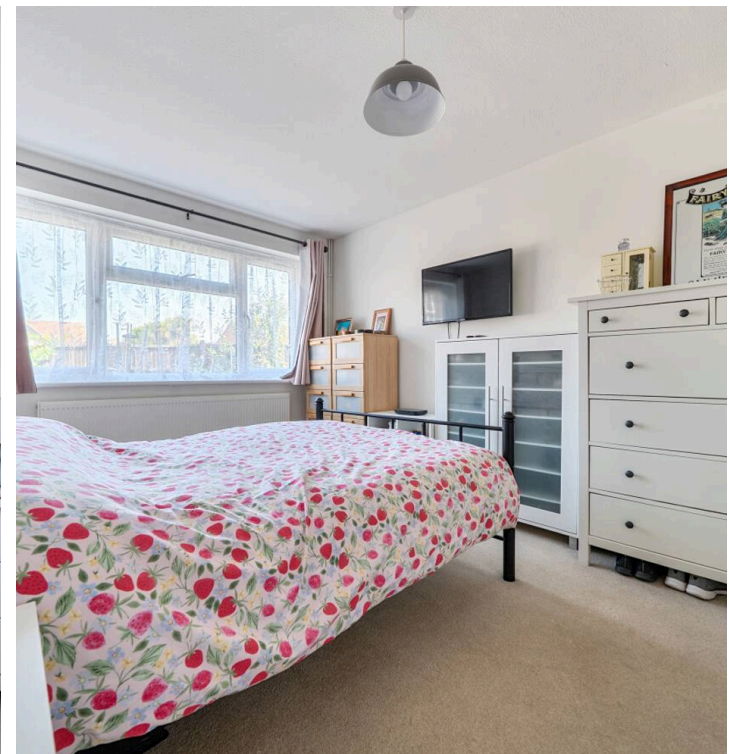
4a Croft Road

Selsey, Chichester

This well-presented detached bungalow offers an excellent opportunity for those seeking single-level living in a convenient and sought-after location, just 250 metres from local amenities and the bus route. The property features two double bedrooms, a stylish and contemporary bathroom, completed a year ago, adds a modern touch and ensures comfort and convenience.

The heart of the home is the bright and spacious open plan living and dining area, seamlessly flowing into the kitchen, making this space ideal for both every-day living and entertaining guests. An additional occasional bedroom or home office (formerly part of the garage) offers flexibility to suit a variety of lifestyle needs, whether you require extra accommodation for guests or a dedicated workspace. The property also benefits from a separate utility/conservatory, providing practical space for laundry and household tasks, while the remainder of the garage has been thoughtfully retained to offer useful storage options for bikes, tools or seasonal items.

- Detached bungalow
- Two double bedrooms
- Open plan living/dining area and kitchen
- Occasional bedroom/home office (formerly part of the garage)





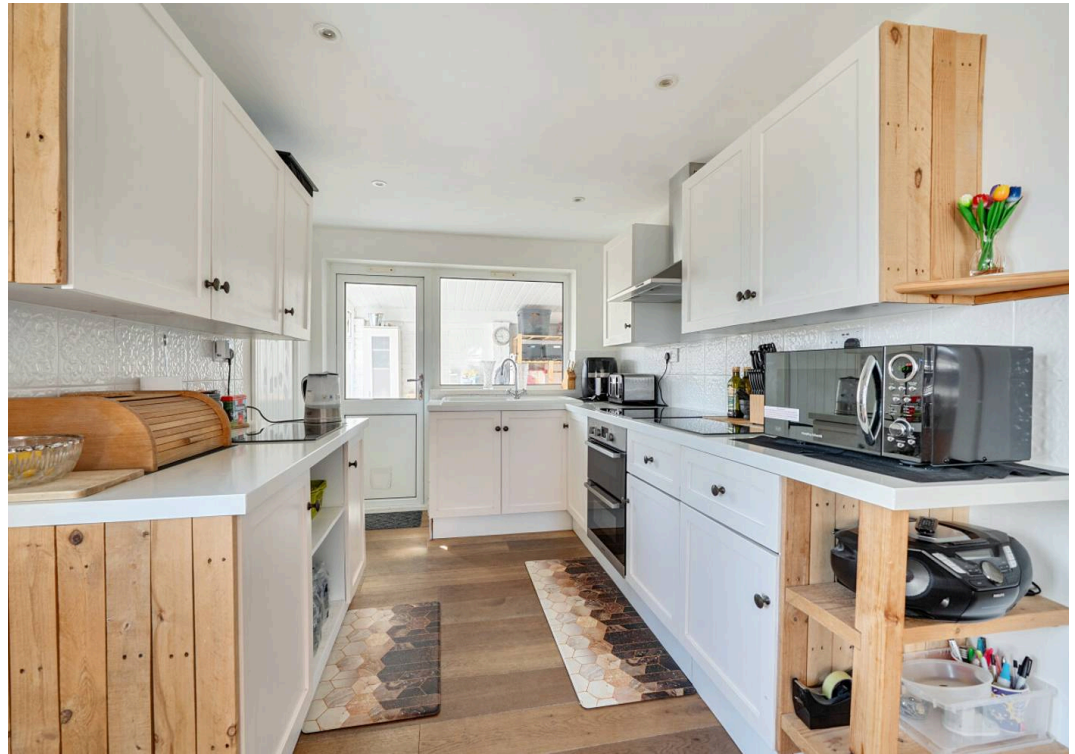
Approximate Area = 878 sq ft / 81.5 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale





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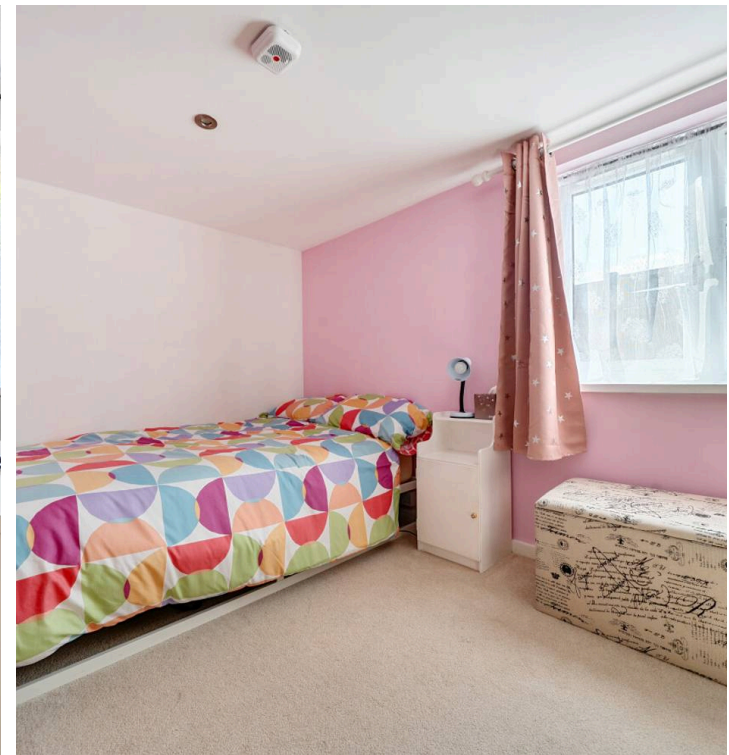
Selsey, Chichester

Off road parking for two cars is available, ensuring convenience for residents and visitors. Situated on a corner plot, this bungalow enjoys an attractive outlook, with wrap around gardens enhancing the overall appeal of the home. The location is particularly advantageous, being within easy reach of essential amenities including shops, medical facilities and public transport links, making it an ideal choice for downsizers, professionals or those seeking a low-maintenance lifestyle.

Council Tax band: D, £2,524.40

EPC Energy Efficiency Rating: D

- New bathroom installed a year ago
- Utility room
- Remainder of the garage offers useful storage
- Corner plot with wrap around gardens
- Off road parking for 2 cars
- Located within 250m of the amenities and bus route





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.