



35 North Road, Selsey, PO20 0BW

Guide Price £325,000 Freehold

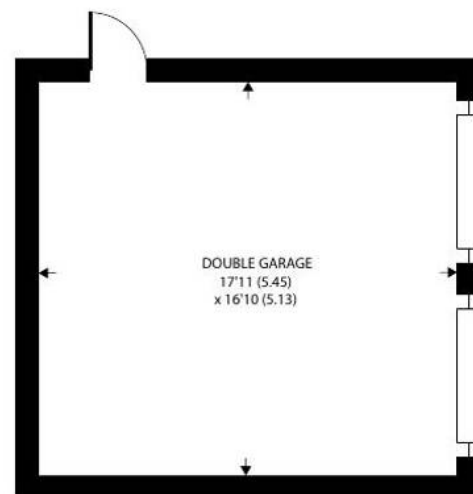
35 North Road

Selsey, Chichester

This well-presented semi-detached bungalow offers comfortable and versatile accommodation in a location close to the high street and bus route. The property features two double bedrooms, a bright living room, and a conservatory that provides additional reception space with views over the rear garden. The kitchen breakfast room is well-appointed, offering ample space for dining and everyday living. Practicality is further enhanced by a double driveway and a double garage (ideal for secure parking or additional storage). The bungalow is ideally situated for access to local amenities, making it perfect for those seeking convenience and a peaceful residential setting. The enclosed private rear garden ensures a quiet retreat, while the layout of the property is designed to suit a range of lifestyles.

- Semi detached bungalow
- Two double bedrooms
- Living room & conservatory
- kitchen breakfast room
- Double driveway & double garage
- Enclosed private rear garden
- Close proximity to the high street & bus route





GROUND FLOOR

Approximate Area = 856 sq ft / 79.5 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale





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The westerly facing garden is a true highlight, offering a generous paved seating area that is perfect for outdoor dining or relaxing in the sun. The remainder of the garden is mainly laid to lawn and bordered by established flowers and shrubs, creating a pleasant and secluded environment. Side access leads directly to the gated driveway, which provides off-road parking for several vehicles and easy access into the rear garden. A wooden shed/workshop offers additional storage options, and a personal door from the garden opens into the double garage (which is fitted with twin up and over doors, lighting, and power). Overall this property is an excellent choice for those who value both indoor comfort and attractive outdoor living.

Council Tax band: C, £2,243.91

EPC Energy Efficiency Rating: D





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

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.