



15 Lawrence Close, Selsey, PO20 0TN

Guide Price £465,000 (Freehold)

 **Henry Adams**
estate agents

15 Lawrence Close

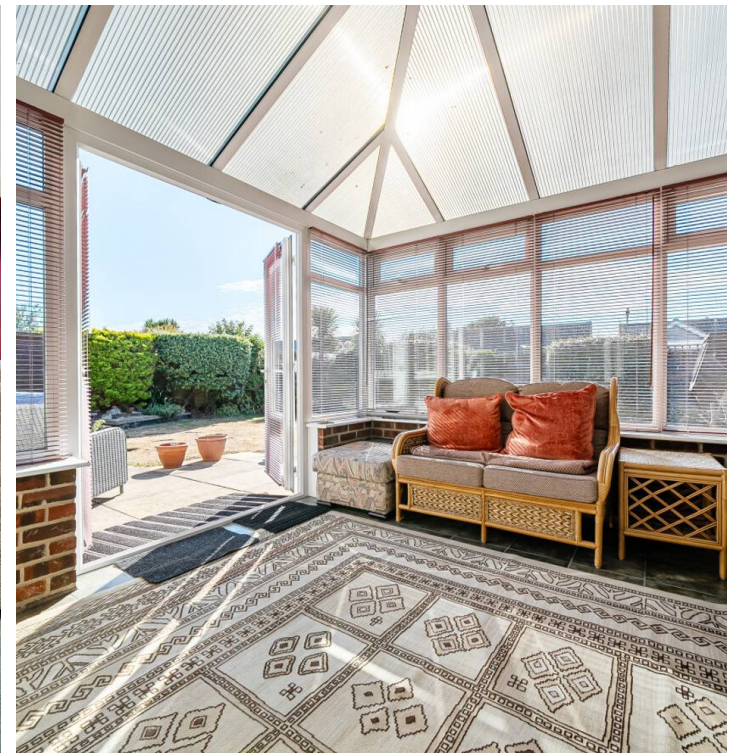
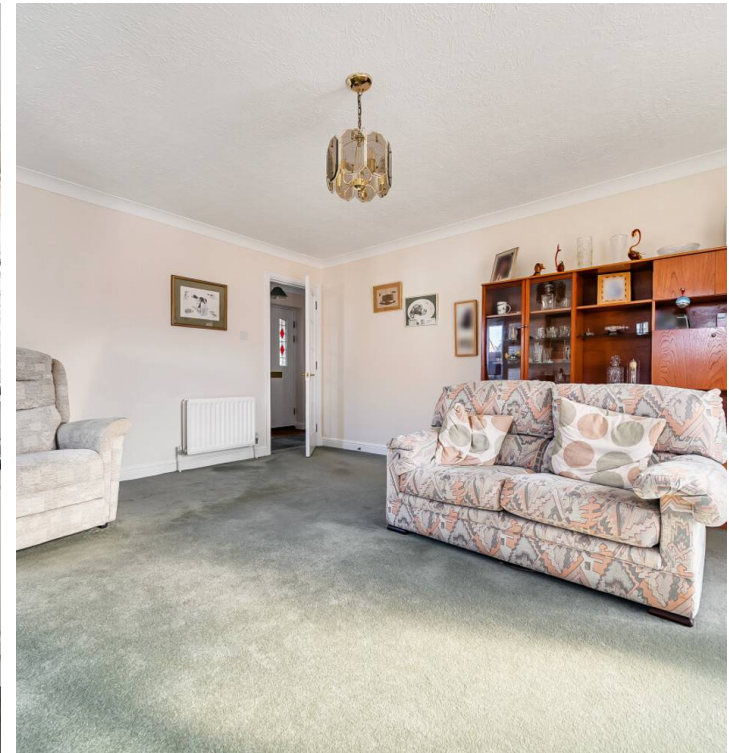
Selsey, Chichester

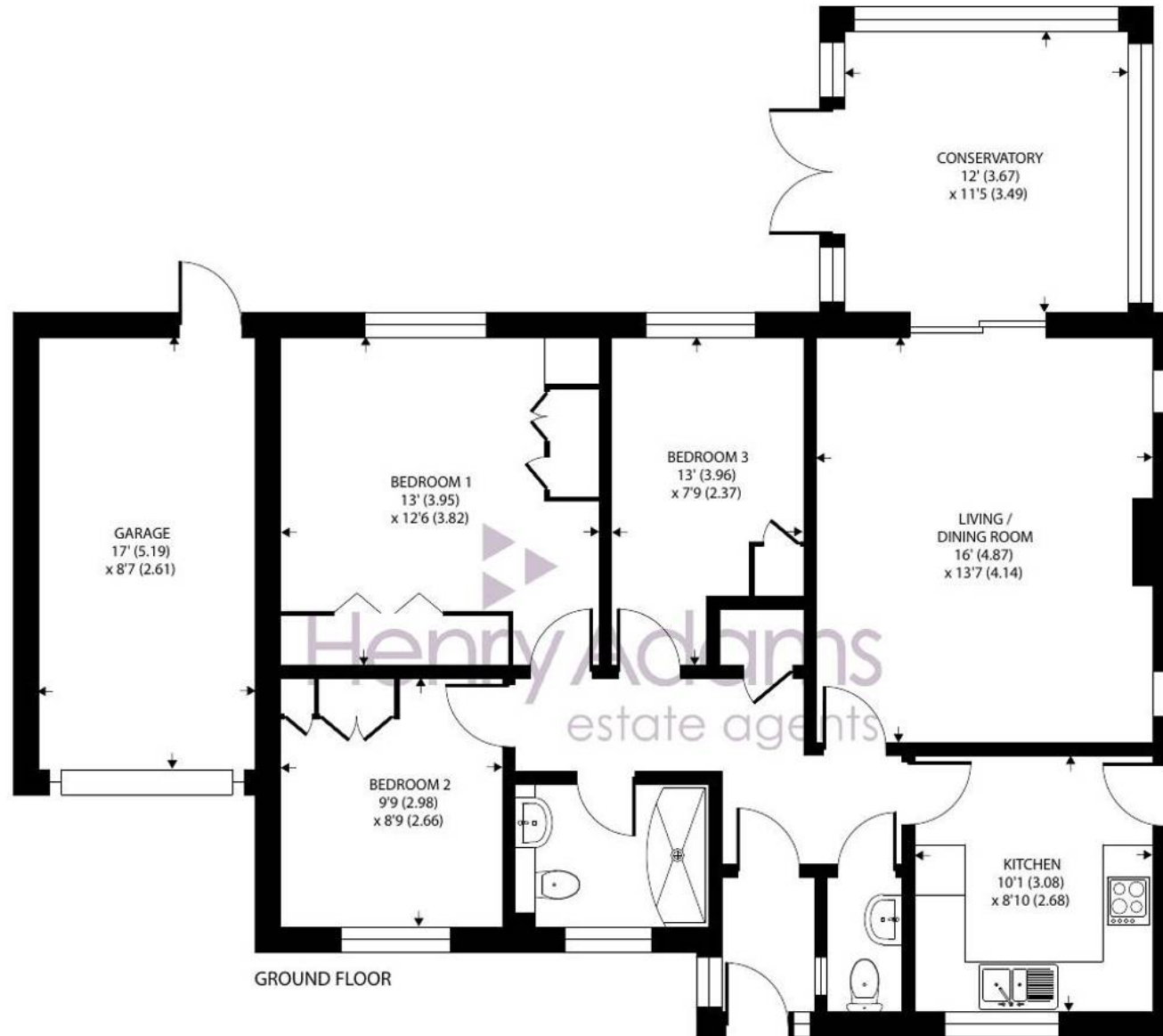
Presented to the market for the first time since new, this well maintained detached bungalow occupies a desirable position within a sought after sea facing development, offering a rare opportunity to acquire one of only a small number of bungalows in this exclusive location.

The property is offered with no onward chain, providing a straightforward purchase for those seeking a move-in ready home. Internally, the accommodation is both spacious and tastefully presented, featuring three well proportioned bedrooms that provide flexibility for family living or visiting guests. The inviting living room is designed for comfort and relaxation, and leads into a bright conservatory that offers an additional versatile reception space, ideal for enjoying natural light throughout the year. The shower room is complemented by an additional cloakroom, ensuring convenience for residents and visitors. The kitchen is thoughtfully laid out, providing ample storage and preparation space for daily living. Practicality is further enhanced by a private driveway and a garage, affording parking and additional storage options.

The westerly facing rear garden is a notable feature, benefiting from sun throughout the day, and is perfect for those who appreciate a tranquil outdoor setting. Situated within approximately 300 metres of the beach, the property enjoys a coastal lifestyle, with easy access to scenic walks, leisure activities, and local amenities. This appealing bungalow represents a rare chance to secure a well presented, low maintenance home in an enviable seaside location, making it an ideal choice for downsizers, retirees, or anyone seeking a peaceful retreat by the coast.

Council Tax band: D. EPC Rating: C.





Approximate Area = 988 sq ft / 91.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1134 sq ft / 105.2 sq m

For identification only - Not to scale





15 Lawrence Close

Selsey, Chichester

- Offered to the market for the 1st time since new
- Detached bungalow on sea facing development
- Well presented & no onward chain
- Three bedrooms
- Living room and conservatory
- Shower room and additional cloakroom
- Westerly facing rear garden
- Driveway & garage
- Located within 300m of the beach
- One of only a small number of bungalows within the development





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.