



39 Gainsborough Drive, Selsey, PO20 0EL

Guide Price £385,000 Freehold

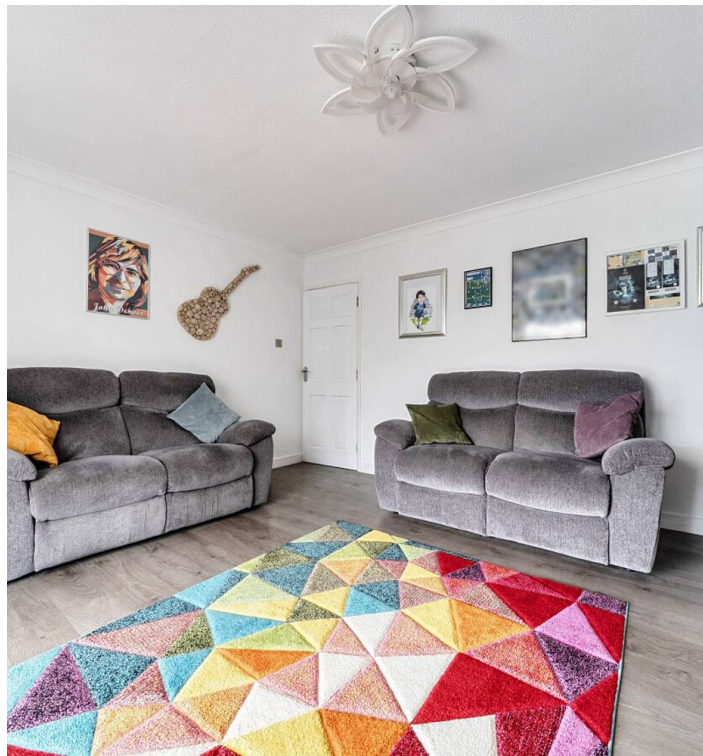
 **Henry Adams**
estate agents

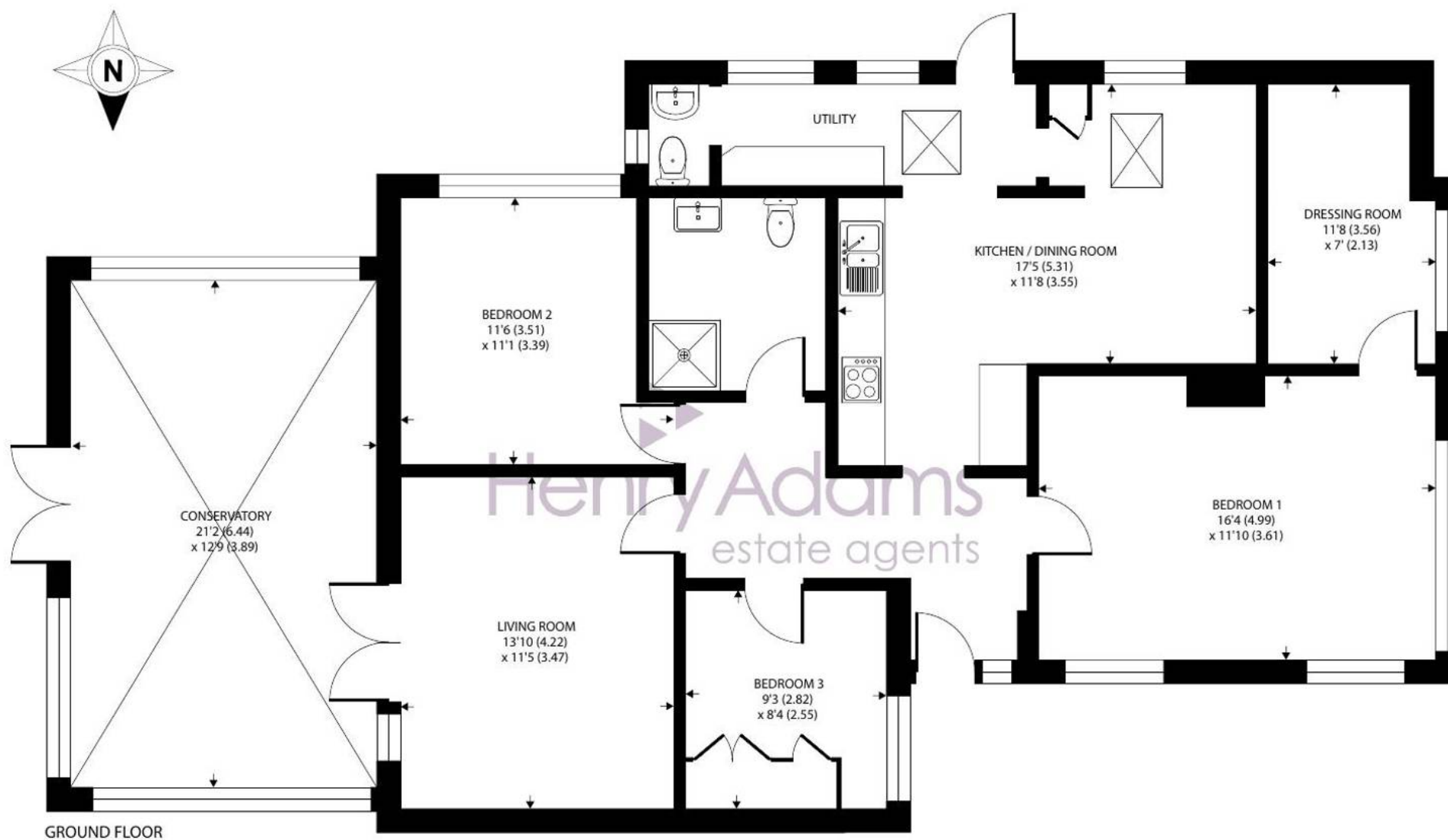
39 Gainsborough Drive

Selsey, Chichester

This well presented new England clad style semi detached bungalow offers comfortable and versatile living in a coastal location. The property features three bedrooms, including a generous main bedroom with a walk in dressing room or wardrobe, providing excellent storage and a touch of luxury. The living room flows seamlessly into a bright conservatory, creating an inviting space for relaxation or entertaining guests. The open plan kitchen and dining room is ideal for family meals and socialising, while the utility area and cloakroom offer added convenience for modern living. The property also benefits from a private driveway with parking for two cars. Located within close proximity to the beach, local shops and the bus route, this home is perfectly positioned for easy access to amenities and leisure opportunities.

- Well presented semi detached bungalow
- Three bedrooms
- Living room & generous conservatory
- Open plan kitchen and dining room
- Main bedroom with walk in dressing room/wardrobe
- Utility area and cloakroom
- Driveway for 2 cars
- Enclose, private garden
- Close proximity to beach, shops and the bus route





Approximate Area = 1396 sq ft / 129.6 sq m

For identification only - Not to scale





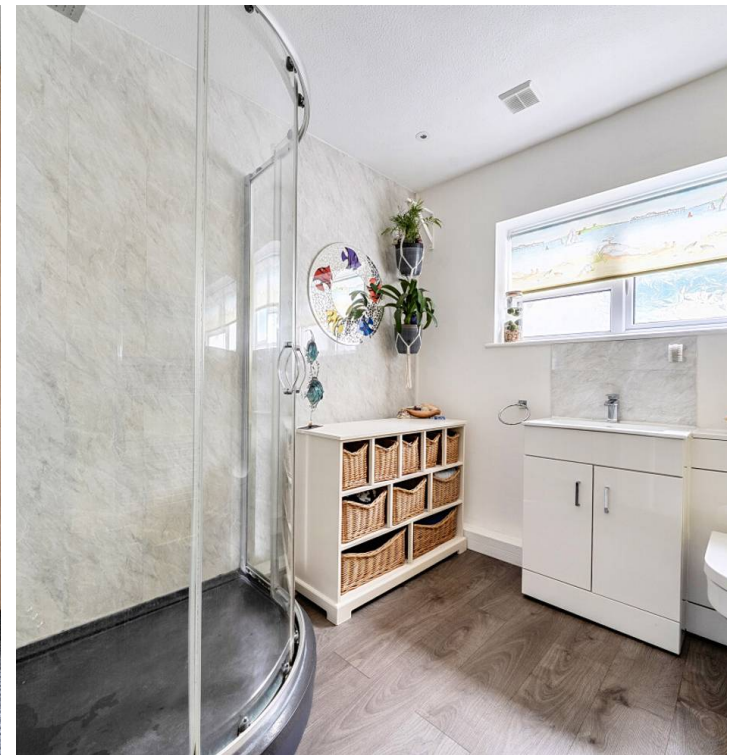
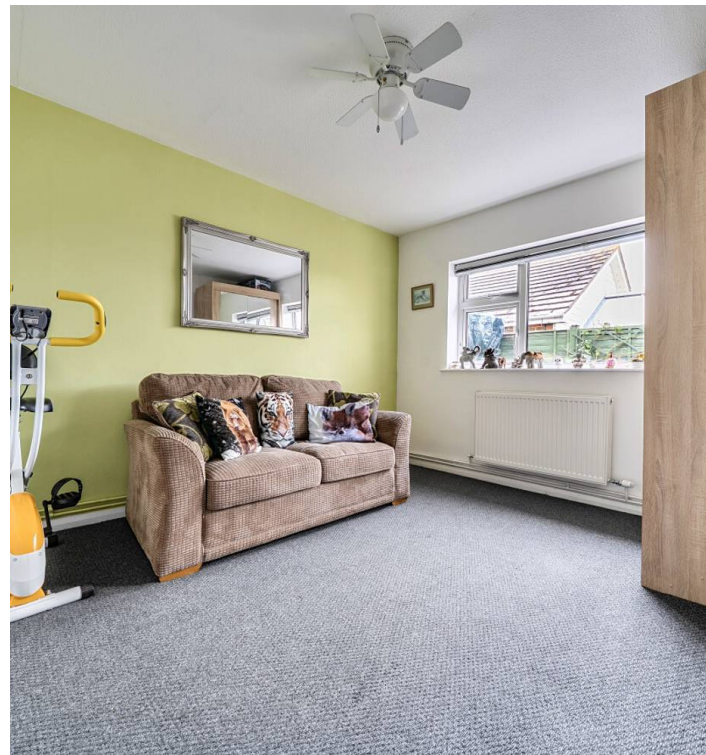
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The outside space is thoughtfully designed to maximise enjoyment and privacy. The front garden is enclosed by a charming picket style fence and mature hedge, mainly laid to lawn with a colourful flower border and a striking star shaped flower bed. A pathway leads to the front door, creating a welcoming first impression. The rear garden is a true highlight, featuring a decked seating area with a pergola overhead, perfect for al fresco dining or relaxing in the shade. There is also a paved seating area, with the remainder of the garden mainly laid to lawn and complemented by established flower borders. Side access connects the front and rear gardens for added convenience. The property includes two sheds, both with power, offering excellent storage or workshop space.

Council Tax band: C, £2,243.91

EPC Energy Efficiency Rating: D





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.