



2 Burlington Gardens, Selsey, PO20 0DP

Guide Price £425,000 Freehold

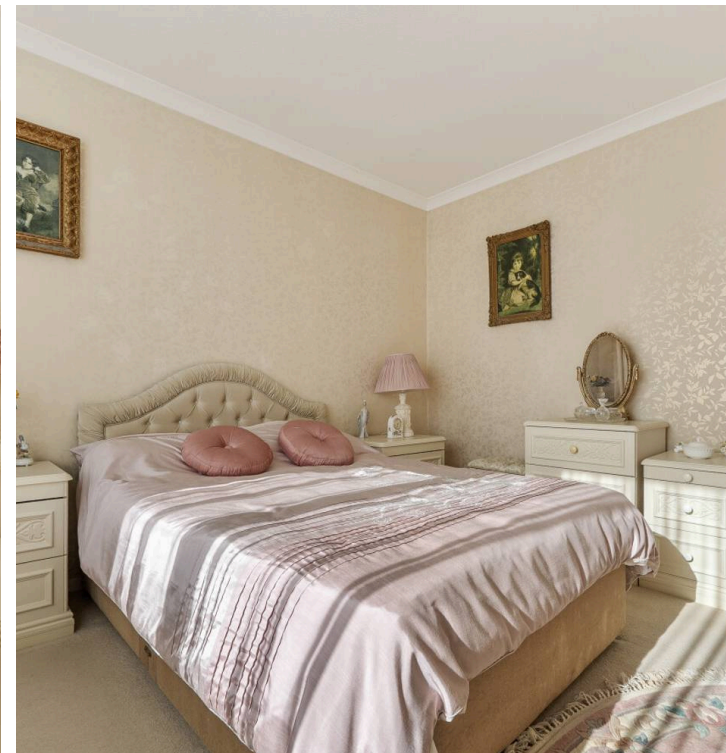
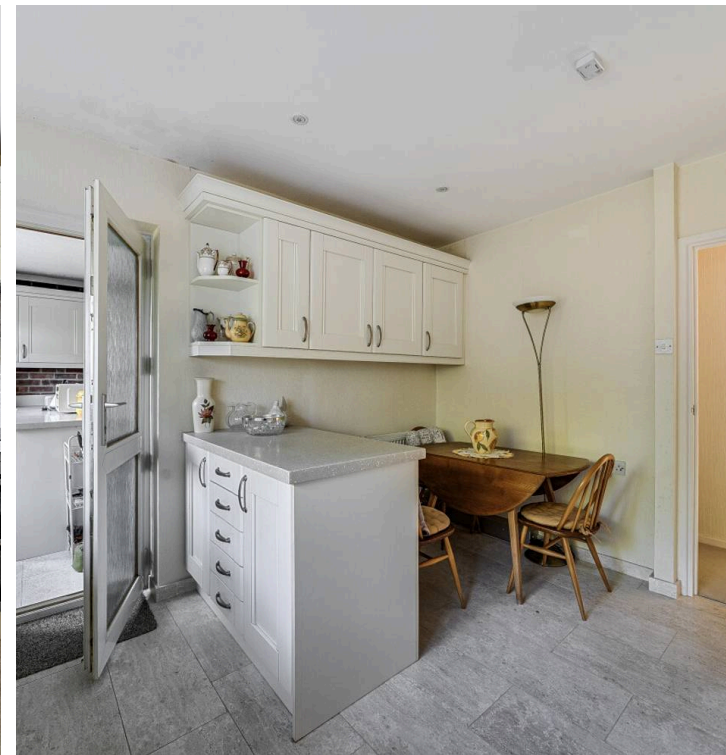
 **Henry Adams**
estate agents

2 Burlington Gardens

Selsey, Chichester

Situated in a sought-after corner position, this detached bungalow offers versatile and spacious accommodation ideal for a variety of buyers. The property features three bedrooms, with one currently arranged as an additional living room, allowing for flexible use of the space. The main living room is light and airy, complemented by a conservatory that overlooks the private rear garden. The kitchen breakfast room provides ample space for dining and everyday living, while a separate utility room adds further convenience. This well-presented home is ideally located within close proximity to local shops, bus routes, and the beach, making it perfect for those seeking both comfort and convenience. Additional benefits include a private driveway, a garage with power and lighting, and the advantage of being offered with no onward chain.

- Detached bungalow on a corner sited position
- Three bedrooms (1 currently used as an additional living room)
- Living room and conservatory
- Kitchen breakfast room
- Utility room
- Close proximity to the shops, bus route and beach
- Private garden to the rear
- Driveway & garage
- No onward chain





Approximate Area = 1075 sq ft / 99.8 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1247 sq ft / 115.7 sq m

For identification only - Not to scale





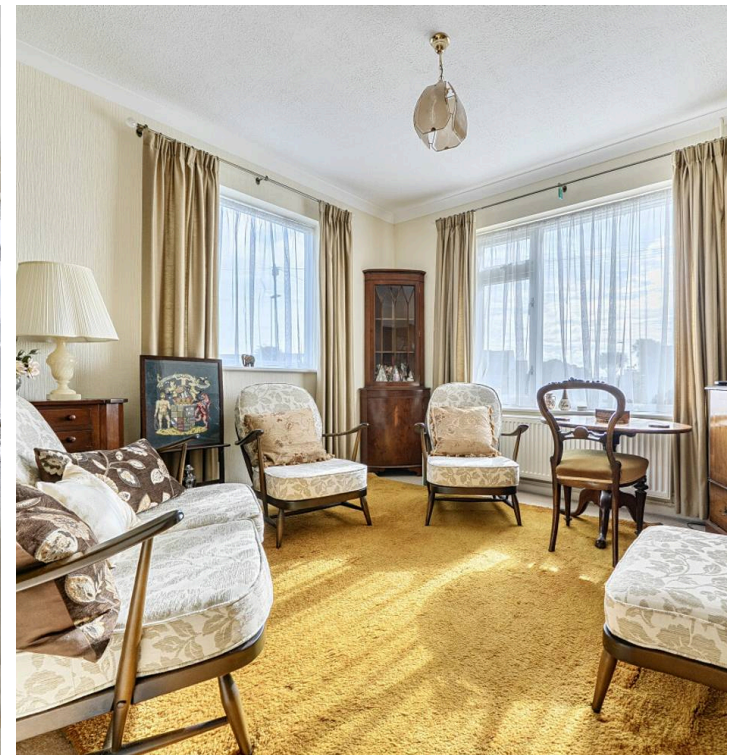
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The outside space is equally appealing, with gardens mainly laid to lawn at both the front and rear of the property. To the rear, the garden is mainly laid to lawn, featuring a block paved seating area that is perfect for outdoor dining or relaxing in the warmer months. There is a pathway providing access to the side of the property, as well as a personal door into the garage for added practicality. A wooden summer house offers further potential for hobbies or storage. The block paved driveway provides generous off-road parking and leads directly to the garage, which is accessed via an up and over door. This attractive bungalow combines comfortable living with excellent outdoor space, making it a superb opportunity in a desirable location.

Council Tax band: D, £2,524.40

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.