

25 Croft Road, Selsey, PO20 0RL

Guide Price £367,500 Freehold

Henry Adams
estate agents

25 Croft Road

Selsey, Chichester

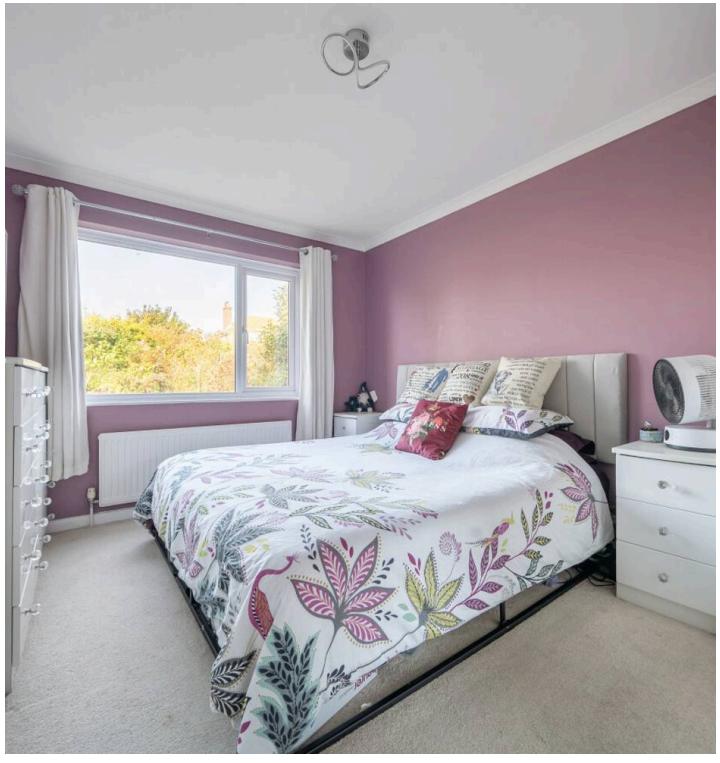
Situated in a peaceful residential area, this detached bungalow offers comfortable single-level living with the convenience of nearby amenities. The property features three bedrooms, providing ample accommodation for families or those seeking additional space for guests or a home office. The living room flows naturally into the kitchen, itself flowing into a dedicated dining area, creating a welcoming environment for both relaxation and entertaining. The utility room offers extra storage and space for laundry facilities. The modern shower room is complemented by an additional cloakroom for guests. A particular highlight is the enclosed and private rear garden, ideal for outdoor enjoyment in a tranquil setting. The property is well positioned within close proximity to the high street, local amenities, and the bus route, ensuring easy access to shops, services, and public transport. A gated private driveway to the front provides convenient off-road parking.

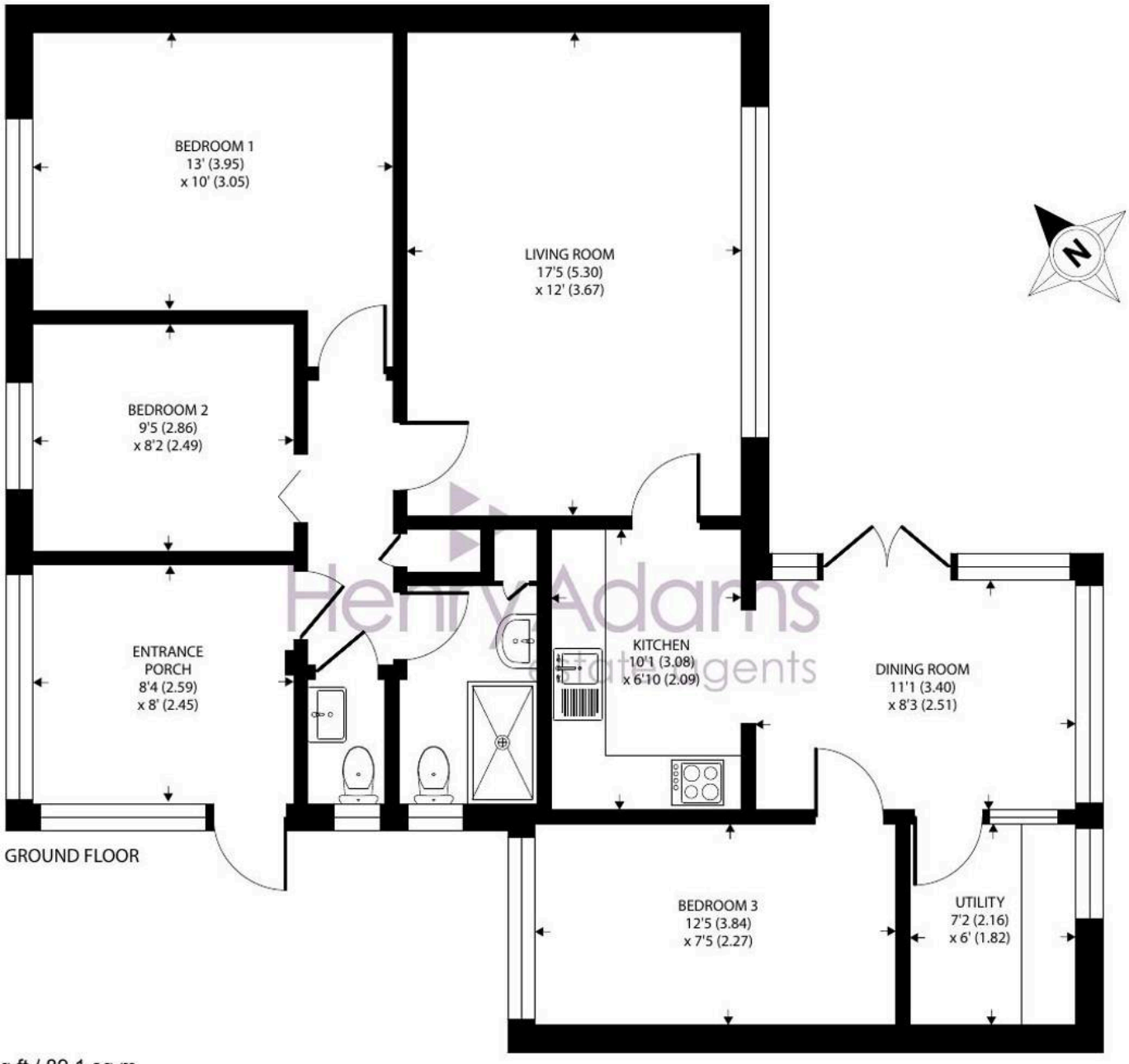
- Detached bungalow in quiet location
- Three bedrooms
- Living & dining rooms
- Kitchen & utility room
- Shower room and additional cloakroom
- Enclosed, private rear garden
- Close proximity to the high street and amenities inc the bus route
- Driveway











GROUND FLOOR

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale









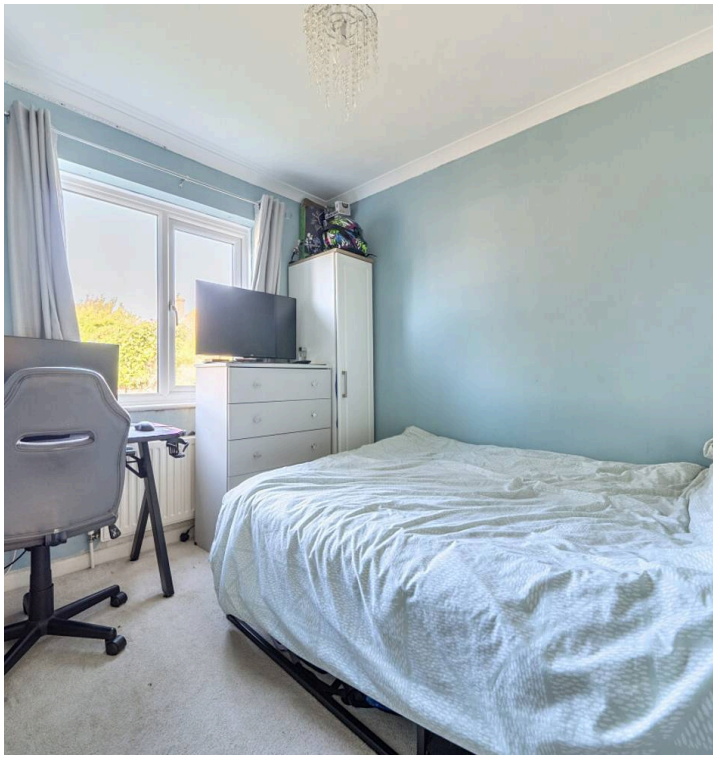
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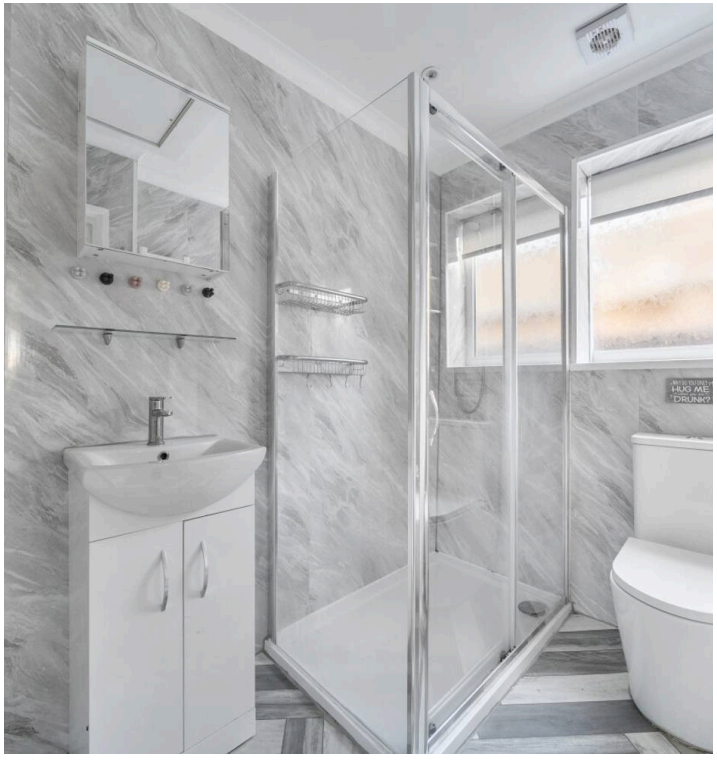
The outside space offers a low-maintenance setting. The front garden is mainly laid to lawn, bordered by established flowers and shrubs, and features side access to the rear garden. To the rear, a paved seating area adjacent to the bungalow provides the perfect spot for al fresco dining or relaxing with family and friends. The remainder of the garden is laid to lawn. Practical features include a wooden shed for garden storage, an outside tap for convenience, and gated side access leading to the front of the property.

Council Tax band: D, £2,524.4

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.