



**11 Bonnar Road, Selsey**

Guide Price **£565,250** Freehold

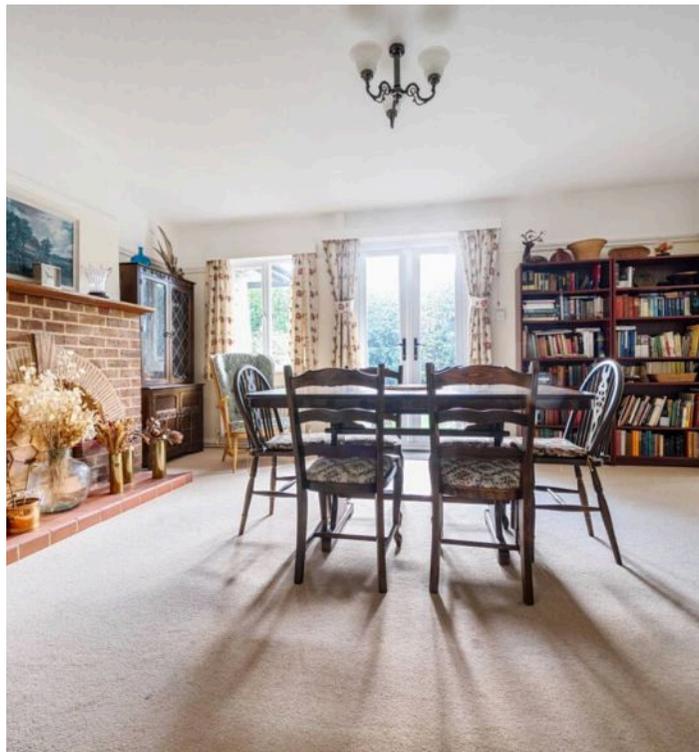
# 11 Bonnar Road

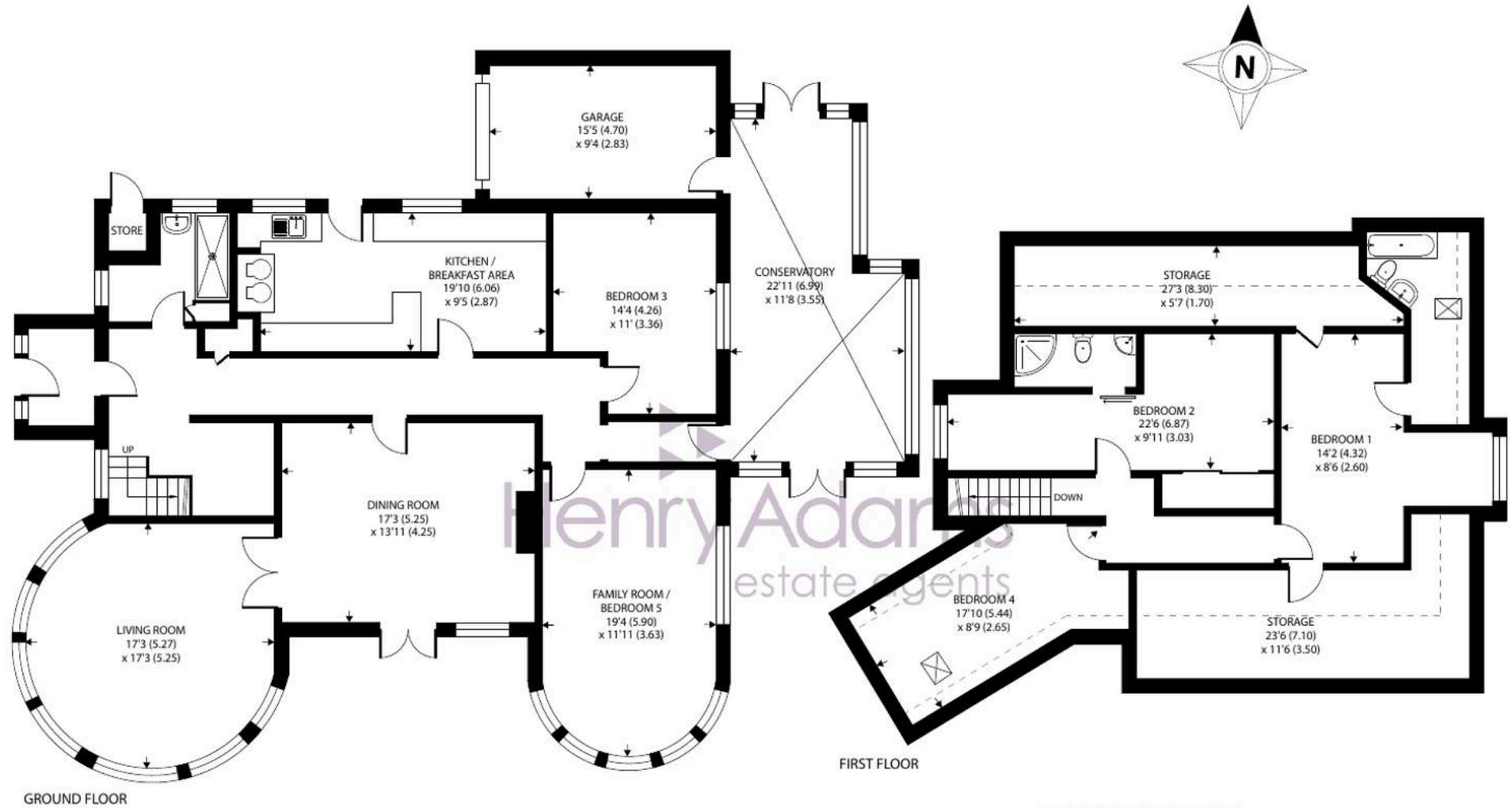
Selsey, Chichester

Nestled in an idyllic location on the west side of Selsey, this spacious detached chalet style home offers a haven of comfort and possibility. Boasting flexible accommodation that caters to diverse lifestyles, the property features 4 reception rooms ( 2 of which could be utilised as additional bedrooms if required ) and 3 1st floor bedrooms, with two bedrooms enjoying the benefit of en-suites and an additional shower room on the ground floor perfectly catering to family needs. In addition to the reception rooms the home features a near 20ft kitchen breakfast room with AGA and an L-shaped conservatory overlooking the rear garden. Situated on a desirable road, the home exudes charm and convenience, with a driveway providing ample parking for multiple cars. The absence of an onward chain simplifies the buying process, while the garage, equipped with an electrically operated door, adds both security and ease to daily living. The private gardens embrace the property on two sides, offering a serene escape from the bustle of every-day life.

Wrapping around the home on 2 sides, the lush gardens, predominantly laid to lawn, showcase mature planting that not only enhances the visual appeal but also creates a serene outdoor sanctuary. The carefully designed exteriors include paved areas that beckon for al fresco dining or simply unwinding. The outdoor spaces seamlessly merge with the interiors, offering convenient access to the front driveway and enhancing the overall living experience.

Council Tax : E, EPC : D





Approximate Area = 2627 sq ft / 244 sq m (excludes store)

Limited Use Area(s) = 228 sq ft / 21.1 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 3003 sq ft / 278.8 sq m

For identification only - Not to scale



Denotes restricted head height



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Selsey, Chichester

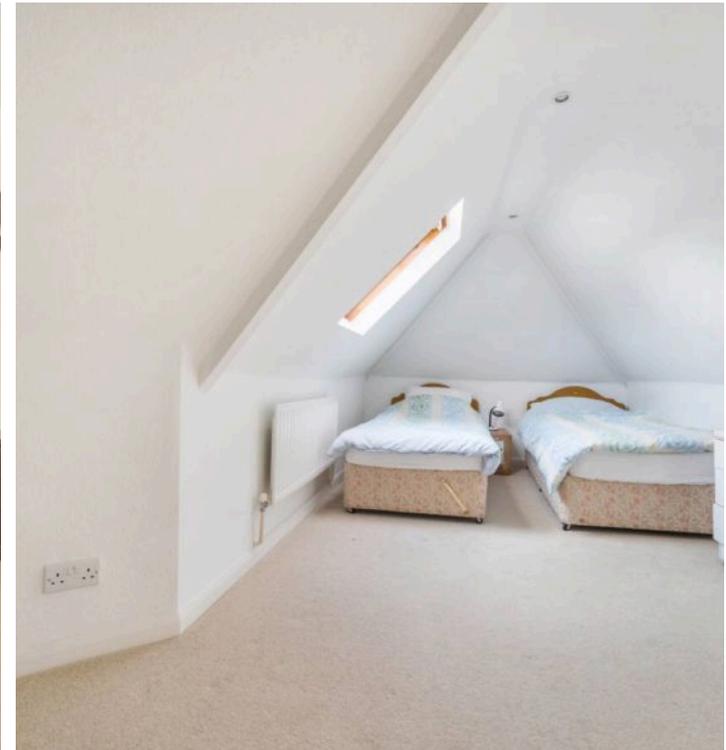
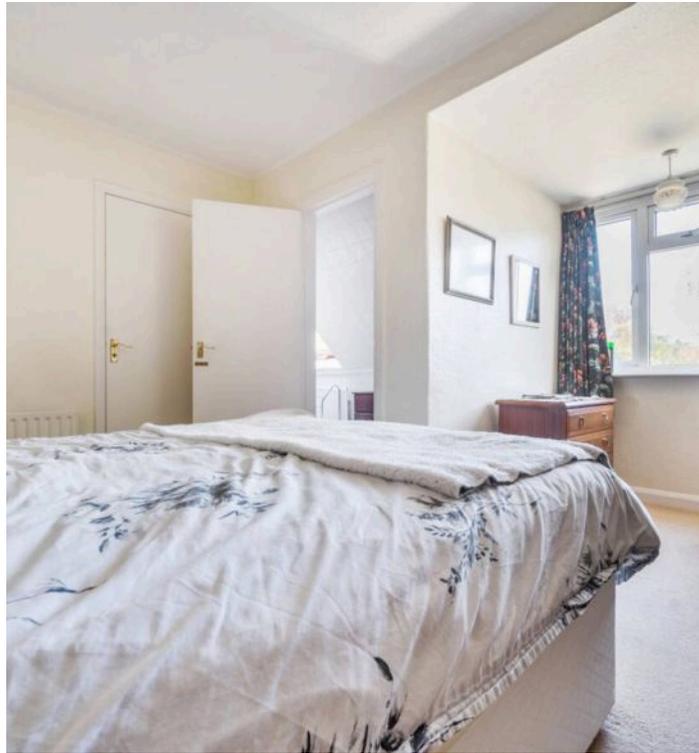
Spacious detached chalet style home in Selsey with flexible accommodation, 4/5 bedrooms (2 with en-suites), 2/3 reception rooms, nr 20ft kitchen breakfast room, conservatory, driveway for multiple cars & garage. EPC-D, Council Tax-E  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

The property's generous outdoor parking space reflects a commitment to practicality, while the convenience of an electric up & over door, light, power, and a personal door leading into the conservatory enhances the functionality of the garage.

- Spacious detached chalet style home
- Flexible accommodation with multiple options for use of rooms
- Three bedrooms
- 4 reception rooms ( 2 of which could be utilised as bedrooms if required )
- Two bedrooms with en-suites and additional shower room
- Located in a desirable road on the west side of Selsey
- Driveway with parking for multiple cars
- NO onward chain
- Garage with electrically operated door
- Private gardens wrap around 2 sides





## 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.