



8 Grove Road, Selsey, PO20 0AS

Guide Price £440,000 Freehold

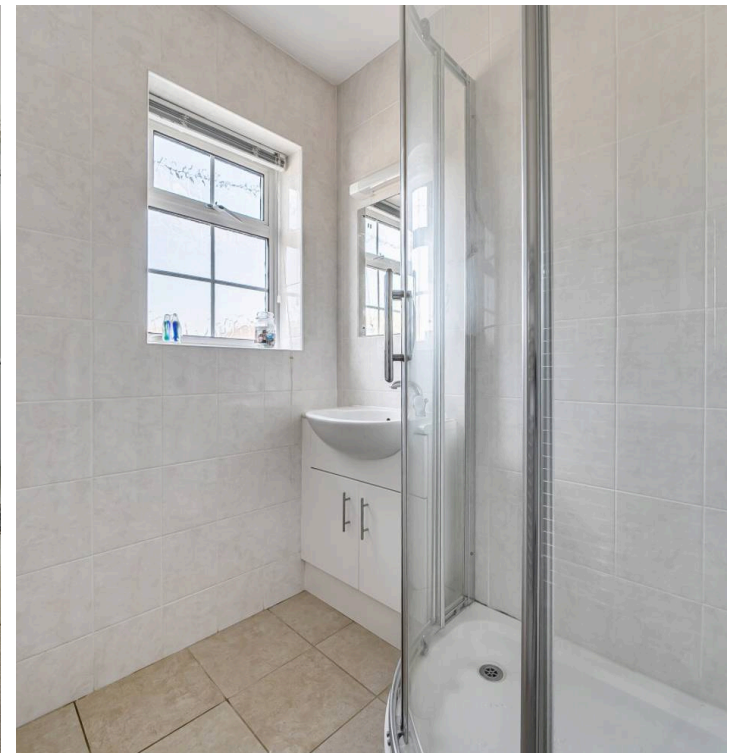
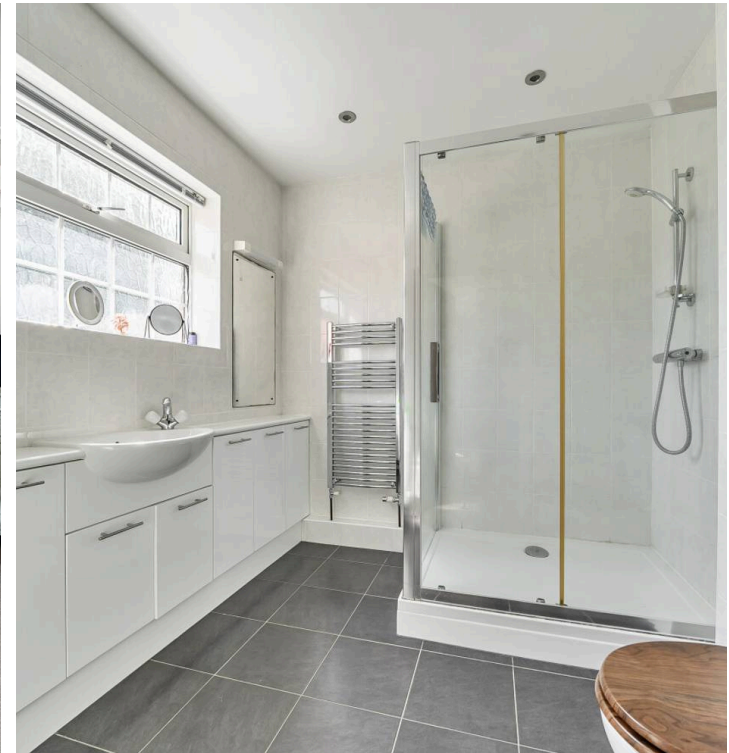
 **Henry Adams**
estate agents

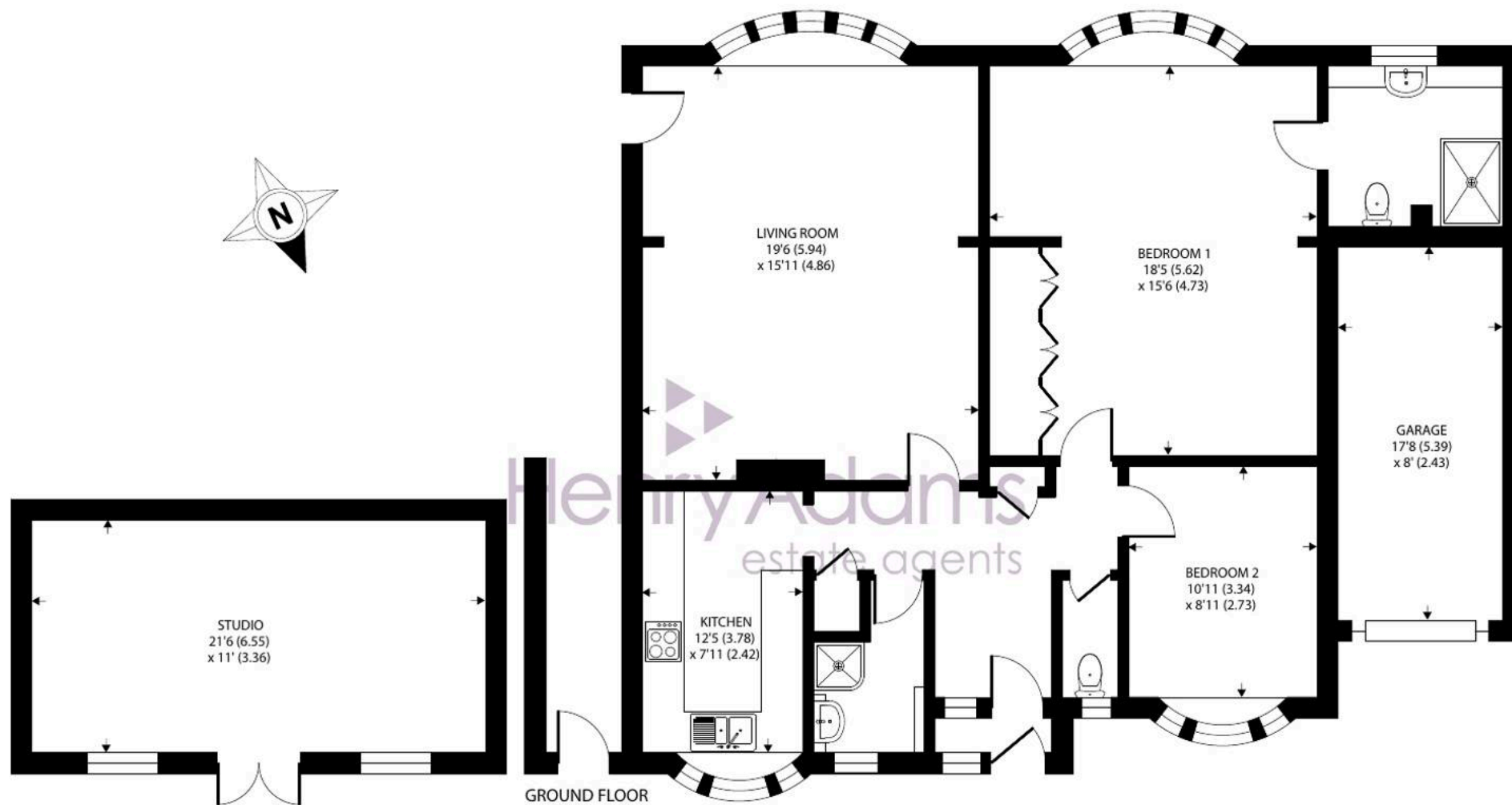
8 Grove Road

Selsey, Chichester

This extended detached bungalow offers a superb opportunity for those seeking versatile and spacious accommodation in a highly convenient location, close to local amenities and the main bus route. Upon entering, you're welcomed into a well proportioned hallway with doors to the principal rooms. The living/dining room that is both bright and inviting, provides ample space for relaxation and entertaining guests. The property features two double bedrooms, with the main bedroom benefiting from built-in wardrobes and a stylish en-suite shower room for added comfort and privacy. In addition to the en-suite, there is a modern shower room complemented by a separate w/c, ensuring convenience for both residents and visitors. The kitchen is thoughtfully designed to maximise storage and functionality, making it ideal for keen cooks or those who enjoy entertaining.

- Extended detached bungalow
- Two double bedrooms
- Deceptively spacious living/dining room
- Generous main bedroom with built in wardrobes and en-suite
- Shower room with separate w/c
- Located in close proximity to the amenities and bus route
- Off road parking for several cars & garage
- Detached insulated garden studio/home office with power and internet
- South facing rear garden





Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 237 sq ft / 22 sq m

Total = 1478 sq ft / 137.2 sq m

For identification only - Not to scale





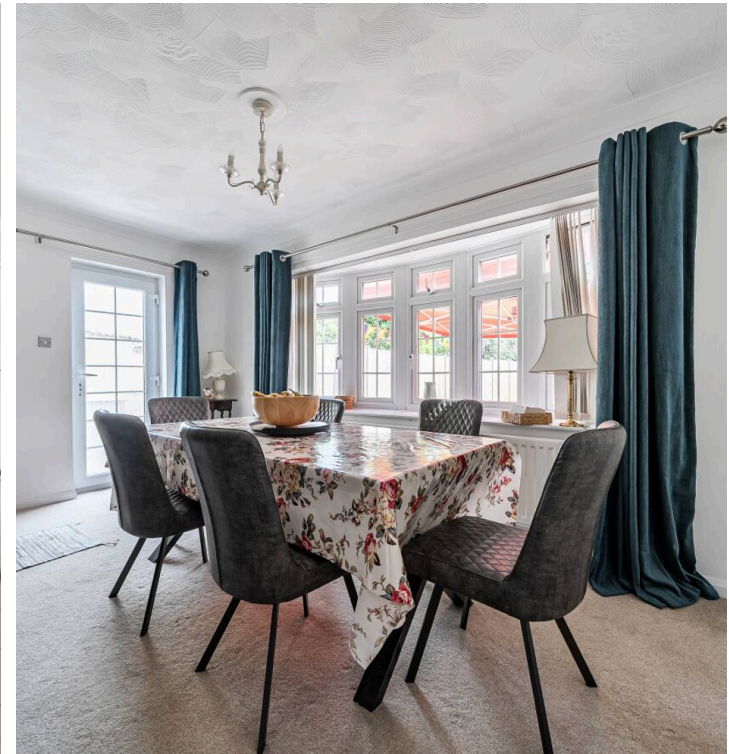
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A particular highlight of this property is the detached, insulated garden studio or home office, which boasts both power and internet connectivity, offering a perfect solution for those who work from home or require additional hobby or creative space. Practicality is further enhanced by off road parking for several cars on the block paved driveway, as well as a garage that provides additional storage or workshop potential. The property's layout and features make it well suited to a wide range of buyers, from downsizers seeking single-level living to professionals and small families in need of flexible accommodation. With its combination of spacious interior, modern conveniences, and a desirable location, this bungalow represents a rare opportunity to acquire a home that effortlessly blends comfort and practicality.

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.