Thruppenny Bit Cottage, High Street, Selsey, PO20 0QB

Guide Price **£282,500 Freehold**

Henry Adams
estate agents

Thruppenny Bit Cottage High Street

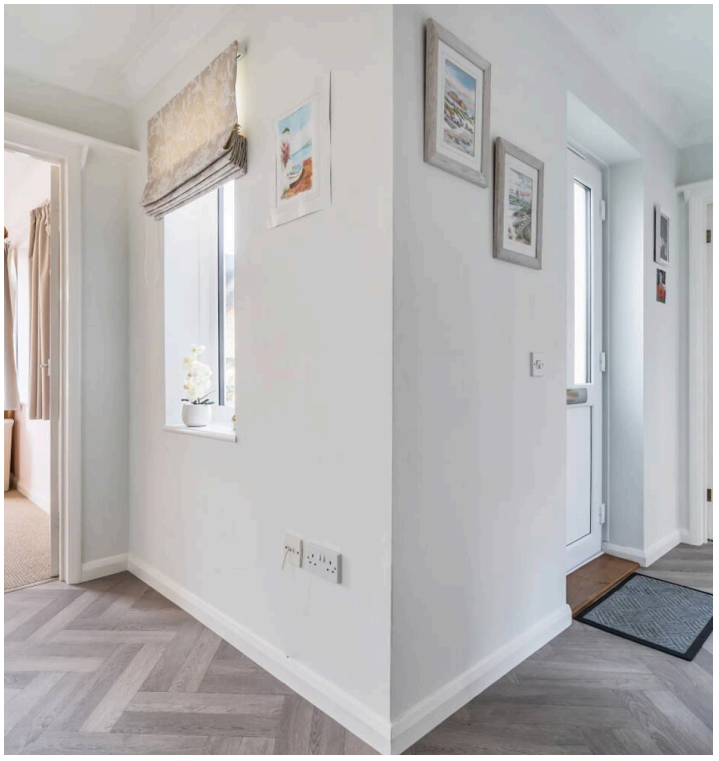
Selsey, Chichester

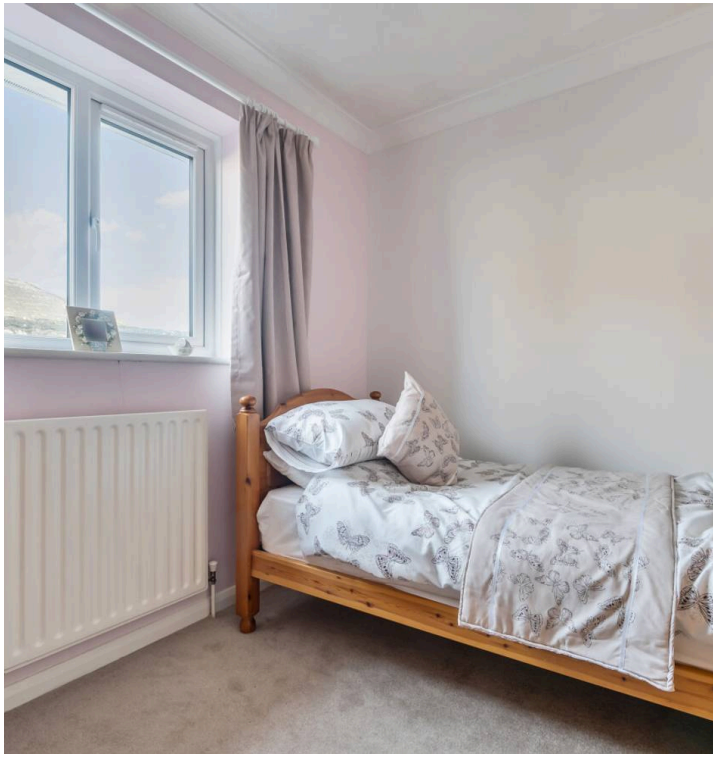
This modern detached bungalow is ideally situated just off the high street, offering convenient access to local amenities and the main bus route. Recently modernised and updated throughout within the last 12 months, the property presents an immaculate standard of finish, featuring two double bedrooms. The accommodation benefits from gas heating and double glazing throughout, ensuring comfort and energy efficiency year-round. The contemporary kitchen and bathroom have been thoughtfully designed to maximise space and functionality, making this home perfectly suited for a range of buyers, including downsizers and those seeking single-level living. Additional features include a dedicated storage area with light and power, ideal for housing a mobility scooter or other equipment, as well as off-road parking for added convenience.

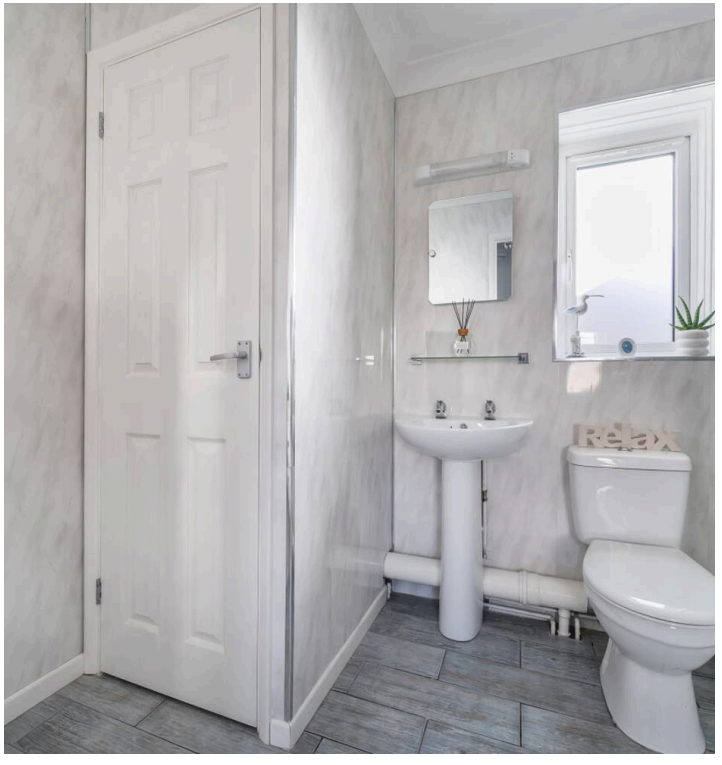
- Modern detached bungalow located just of the high street with driveway
- Two double bedrooms
- Modernised and updated throughout within the last 12 months
- Perfectly located for the amenities and bus route
- Gas heating & double glazing throughout
- Low maintenance front & rear gardens
- Storage with light & power suitable for housing a mobility scooter

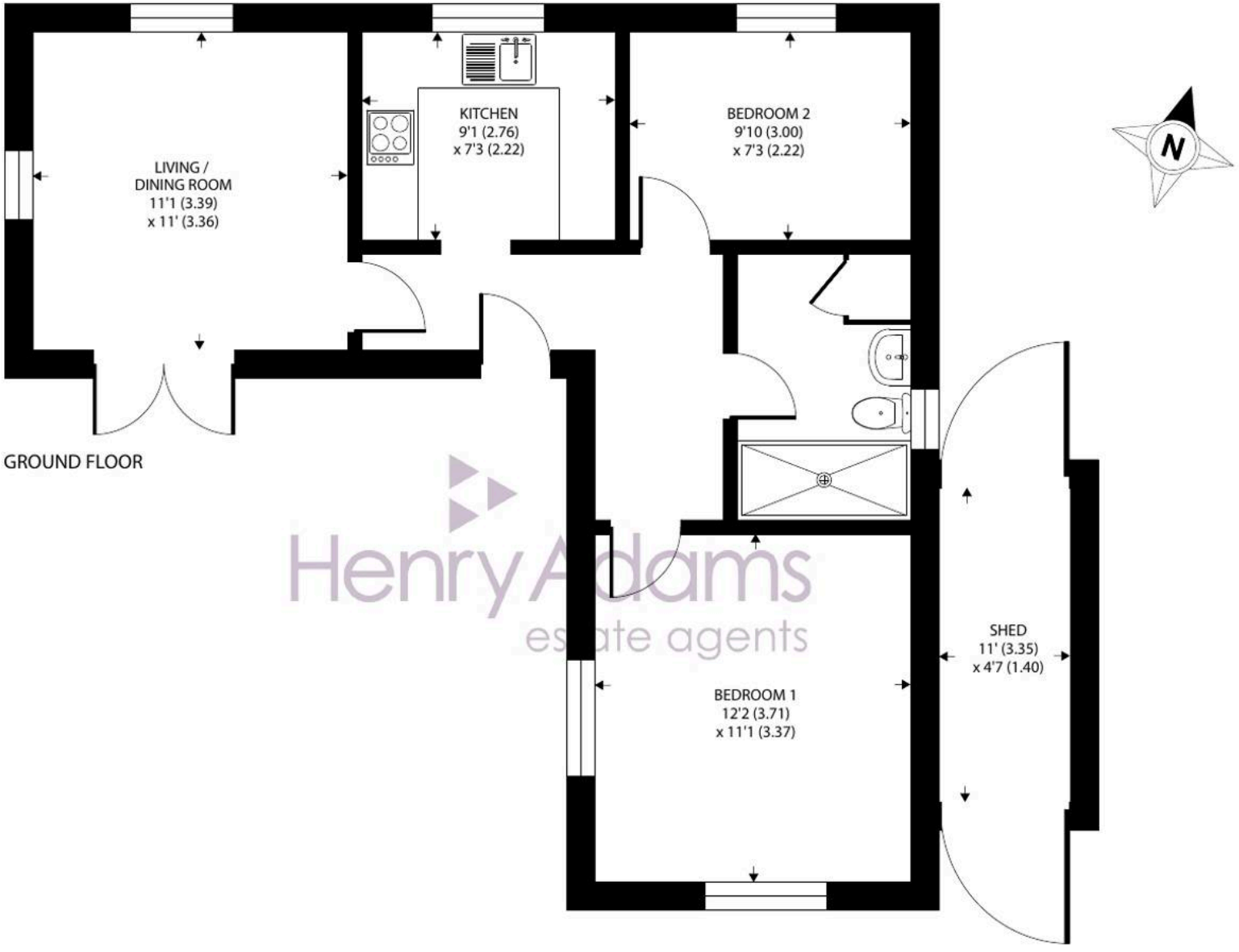
Council Tax band: C - £2243.91

EPC Energy Efficiency Rating: D









Approximate Area = 547 sq ft / 50.8 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 597 sq ft / 55.4 sq m

For identification only - Not to scale

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The outside space has been carefully planned to provide both practicality and enjoyment. To the rear, you will find a paved seating area that is perfect for relaxing or entertaining, whilst the front is complemented by an area of artificial lawn and raised wooden flower planters that add a splash of greenery. There is an outside power point for added versatility, and a wooden gate provides access to the rear garden. An enclosed storage shed (measuring 3.32m by 1.40m) is equipped with light and power and features wooden gates to both the front and rear, ensuring easy access for a mobility scooter or gardening tools. To the front of the property, the area is laid to block paving and bordered by a brick wall to the front and side, providing off-road parking for approximately two cars (size dependant).

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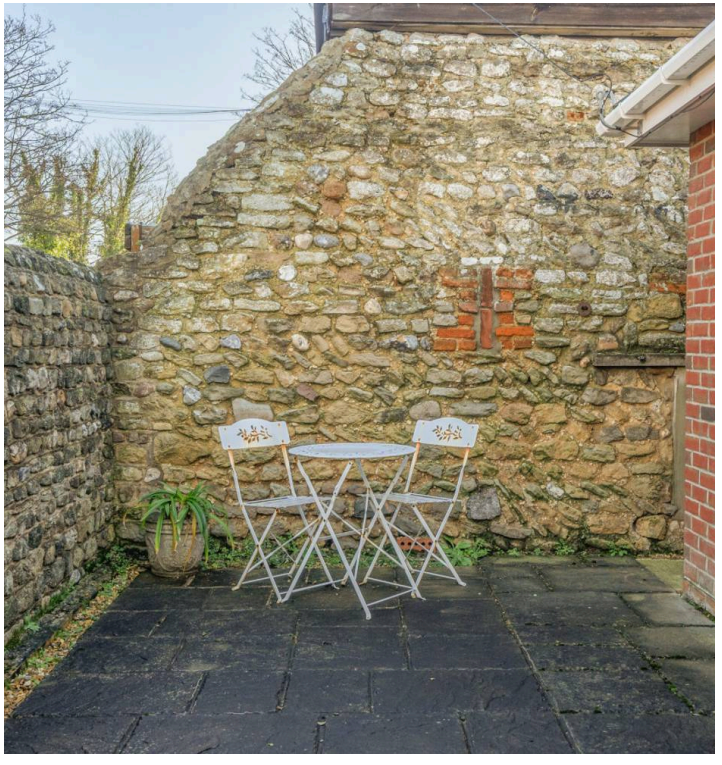

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, 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.