



3 Green Lane, Selsey, PO20 0AQ

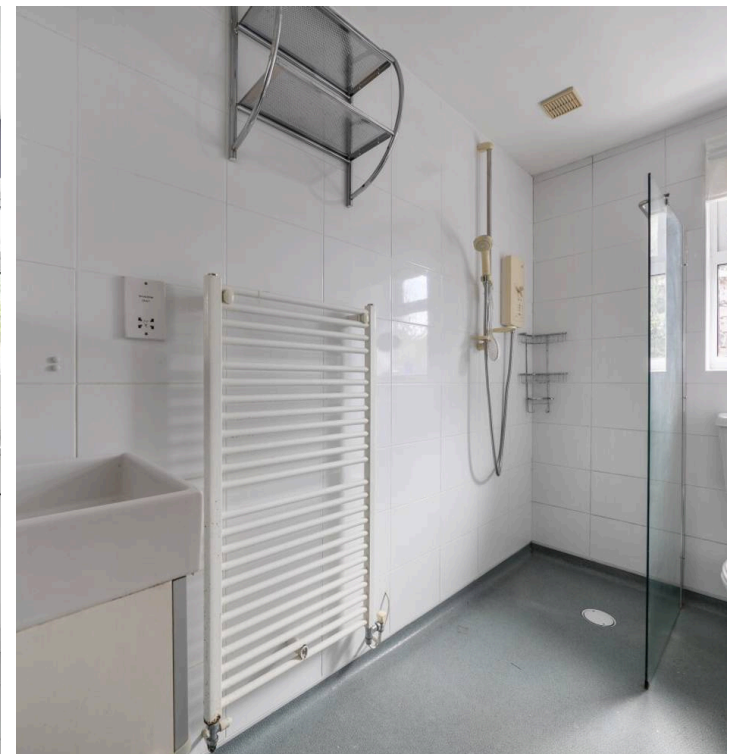
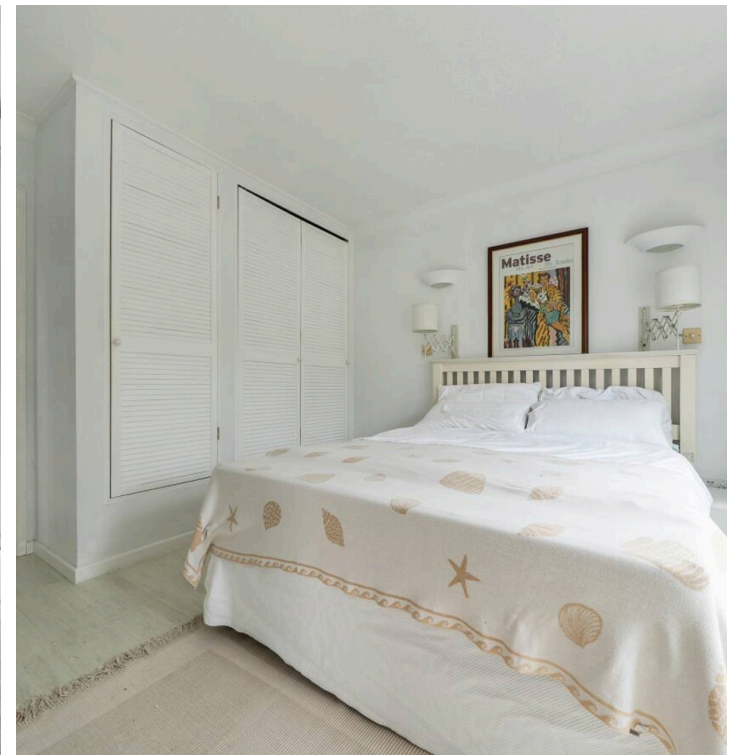
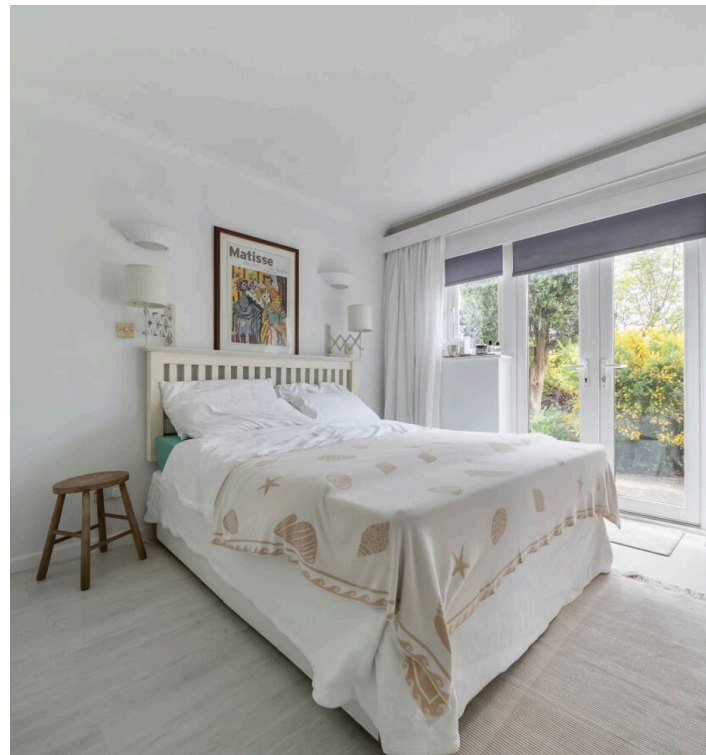
Guide Price **£450,000** Freehold

3 Green Lane

Selsey, Chichester

Located in a peaceful residential area to the south of Selsey, this detached bungalow offers versatile accommodation ideally suited to families, downsizers, or those seeking a tranquil coastal retreat. The property features three bedrooms, with the main bedroom benefitting from an en-suite bathroom for added privacy and convenience. A further family bathroom serves the remaining bedrooms. The spacious living room enjoys a bright southerly aspect, with patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen breakfast room offers ample space for dining and is fitted with a range of units, making it both practical and welcoming. Parquet flooring runs through most rooms, adding a touch of character and warmth throughout the home. The bungalow is offered with no onward chain, providing an excellent opportunity for a smooth and straightforward purchase.

- Detached bungalow in quiet location to the South of Selsey
- Three bedrooms
- Living room & bedroom one with direct access to the south facing garden
- Kitchen breakfast room
- Two bathrooms (1 being en-suite to the main bedroom)
- Parquet flooring to most rooms
- South facing rear garden
- Driveway and garage
- No onward chain





GROUND FLOOR

Approximate Area = 903 sq ft / 83.8 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1036 sq ft / 96.1 sq m

For identification only - Not to scale





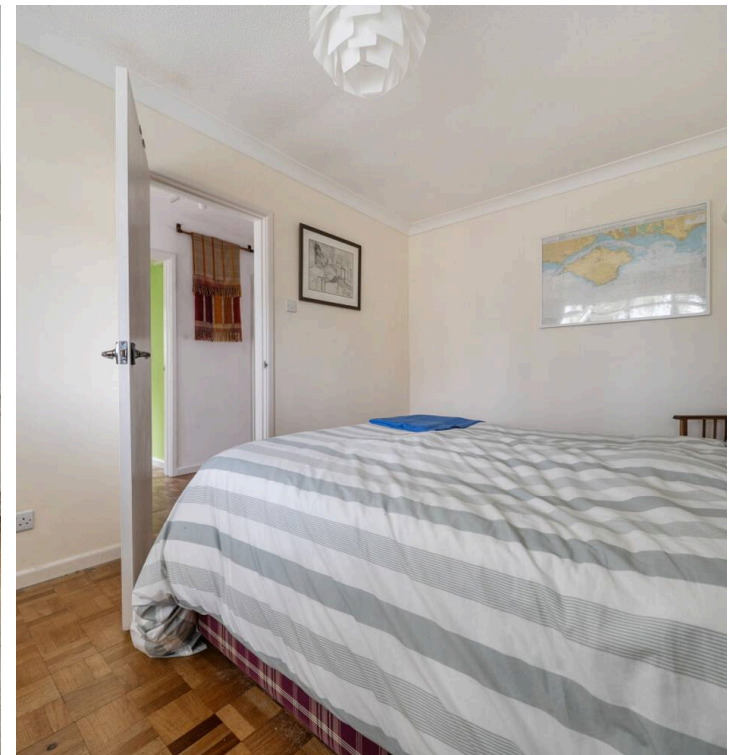
3 Green Lane

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Outside, the property boasts a delightful south facing rear garden, perfect for enjoying the sunshine throughout the day. The garden is mainly laid to lawn, interspersed with established shrubs and flower borders, providing a private and attractive space for relaxation or entertaining guests. A paved patio area offers an ideal spot for al fresco dining or morning coffee. To the front of the property, a driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. The overall plot is well maintained and enclosed, ensuring a sense of privacy and security. With its quiet location, well-proportioned accommodation, and appealing outside space, this bungalow presents a rare opportunity to acquire a home in one of Selsey's sought-after areas.

Council Tax band: D £2,524.4

EPC Energy Efficiency Rating: D





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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.