



16 Wheatfield Road, Selsey, PO20 0NY

Guide Price £340,000 Freehold

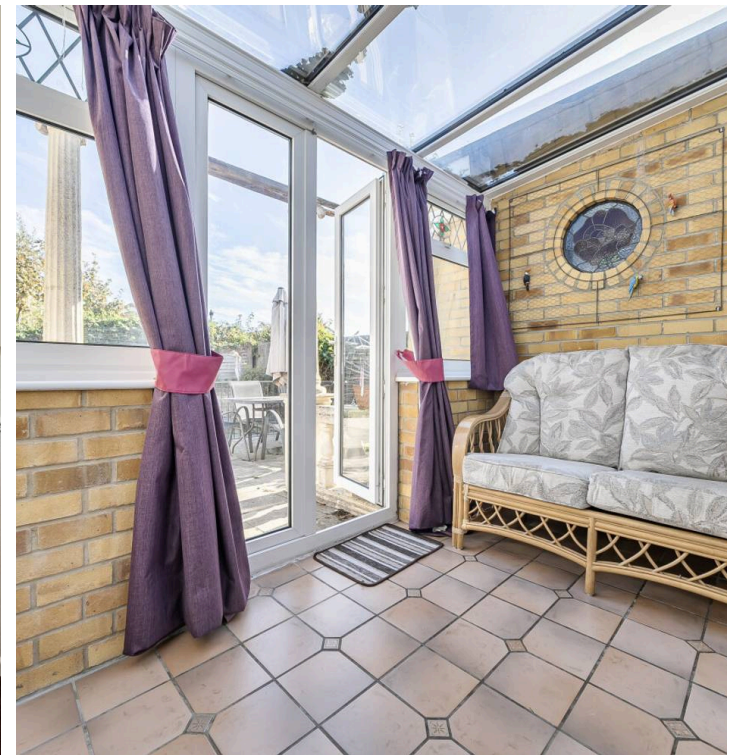
 **Henry Adams**
estate agents

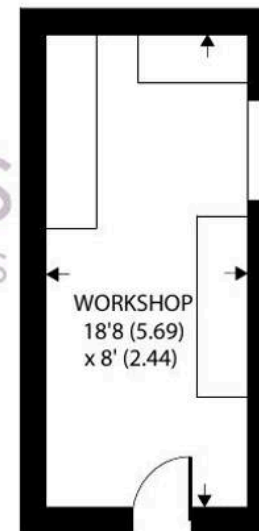
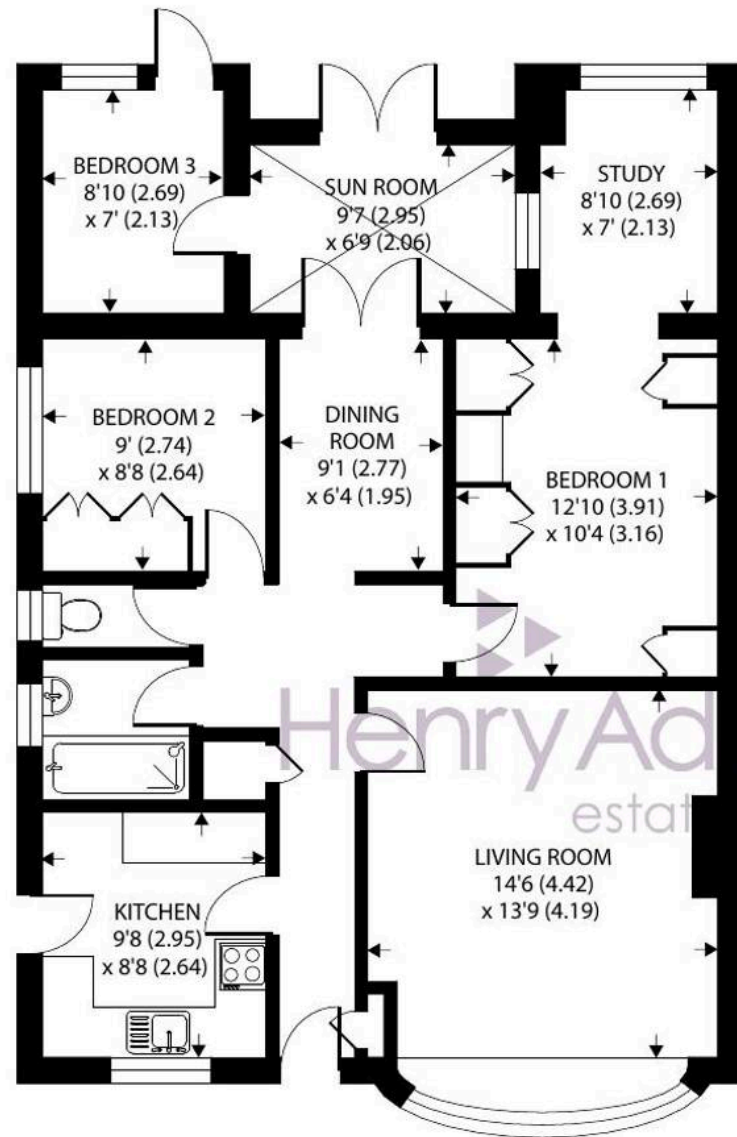
16 Wheatfield Road

Selsey, Chichester

Nestled in a peaceful cul-de-sac, this semi-detached bungalow offers versatile living space in a desirable location. The property features three bedrooms, including a spacious main bedroom with a dedicated study area that could easily serve as a dressing room. The welcoming layout includes a separate dining space and a bright sun room, ideal for relaxing or entertaining guests. The bungalow is perfectly positioned for convenience, with local shops, the beach, and a regular bus route all within close proximity. A detached workshop (formerly the garage) equipped with light, power and built-in workbenches provides excellent space for hobbies or storage. The property also benefits from a driveway with parking for two to three cars, depending on vehicle size and additional space behind wooden gates. Offered with no onward chain, this home presents a fantastic opportunity for buyers seeking a move-in ready property in a desirable coastal setting.

- Semi detached bungalow in cul-de-sac location
- Three bedrooms
- Dining room & sun room
- Main bedroom with study area (could be utilised as a dressing room)
- Close proximity to the local shops, beach and bus route
- Detached workshop (formerly the garage) with light & power
- Driveway with parking for 2-3 cars (size dependant)
- No onward chain





GROUND FLOOR

Approximate Area = 1011 sq ft / 93.9 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 1160 sq ft / 107.7 sq m

For identification only - Not to scale





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The outside space has been thoughtfully designed for ease of maintenance, with the frontage laid to decorative stone and a side access leading to the rear garden through double wooden gates. The rear garden is laid to paving, ensuring low upkeep, and is complemented by attractive flower borders that add a touch of colour and charm. There is convenient side access to the driveway. The double wooden gates can be opened to reveal additional driveway space running alongside the bungalow, offering further flexibility for parking or outdoor storage. This practical and private outside area ensures that the property remains both functional and appealing, making it ideal for those seeking a manageable garden and ample parking within a quiet residential setting.

Council Tax band: C, £2,243.91

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.