



5 Tretawn Gardens, Selsey, PO20 0DW

Guide Price £299,950 Freehold

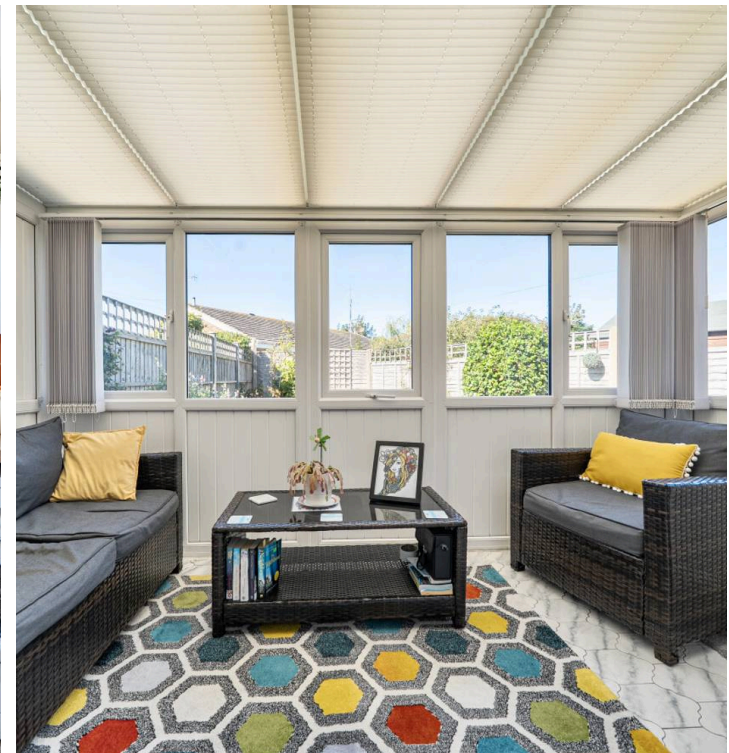
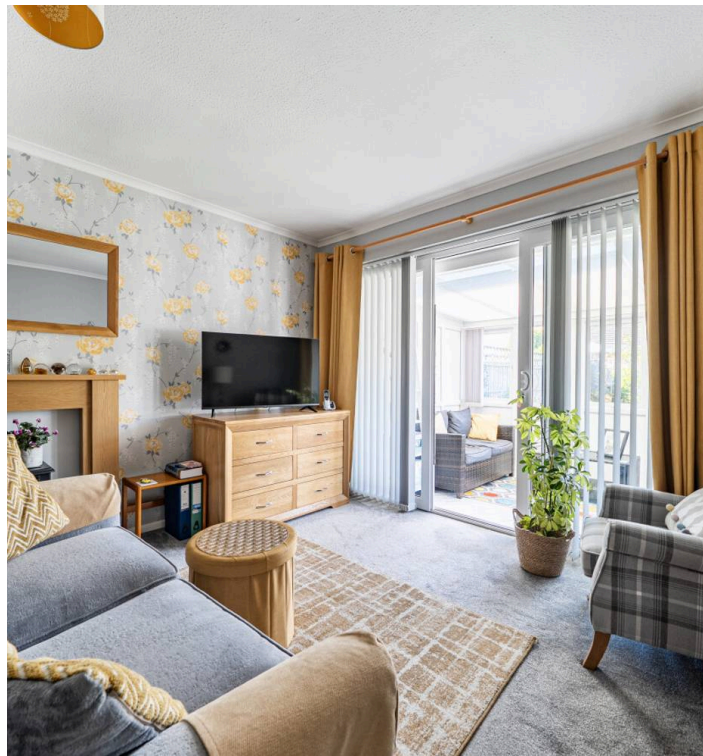
 **Henry Adams**
estate agents

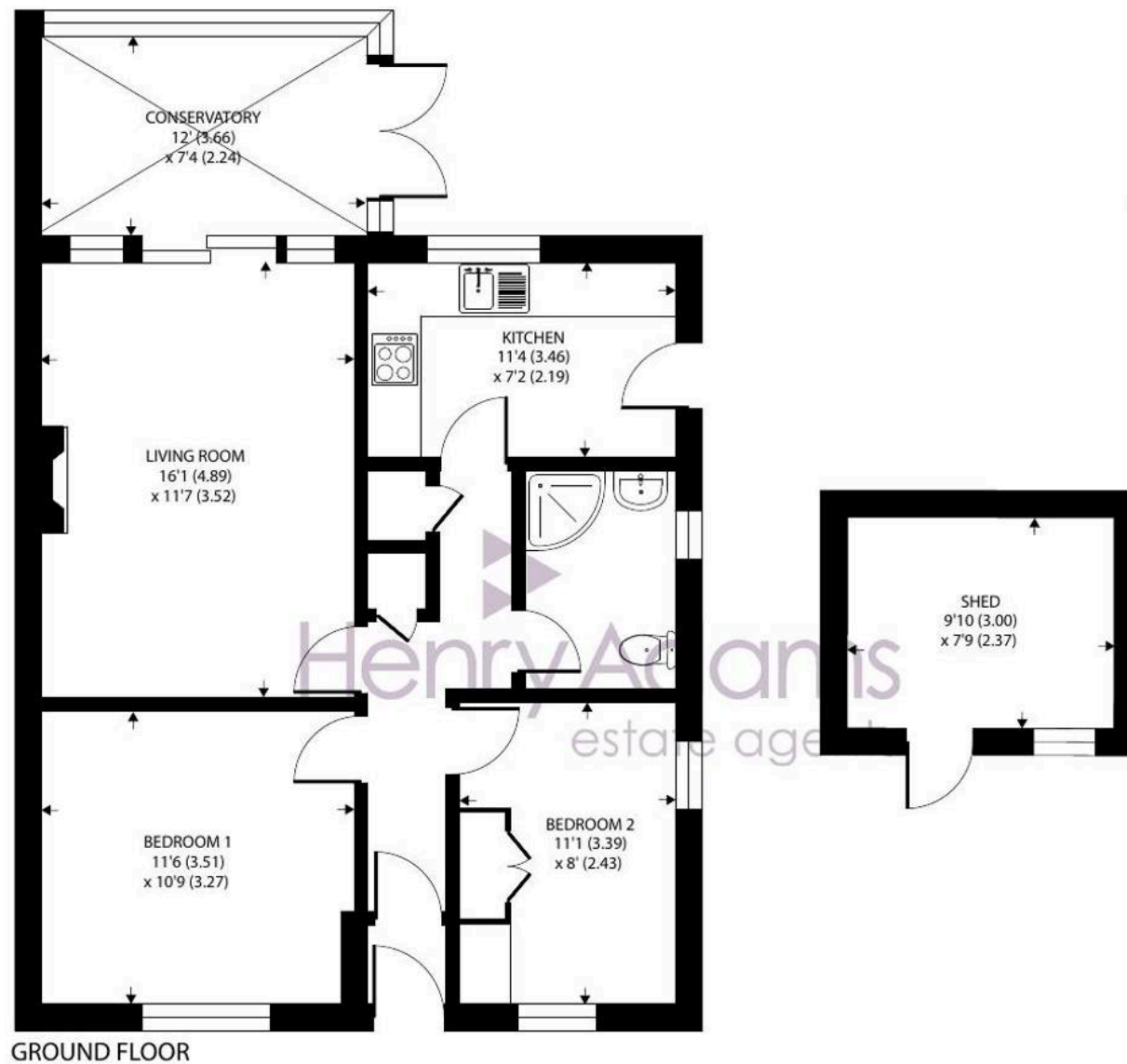
5 Tretawn Gardens

Selsey, Chichester

This well presented semi detached bungalow is ideally positioned within a quiet cul-de-sac, offering a peaceful residential setting with the added benefit of being in close proximity to the beach and a convenient bus route at the end of the road. The property features two comfortable bedrooms, making it suitable for a range of buyers including couples, small families, or those seeking a manageable home to downsize to. The modern kitchen is thoughtfully designed, providing ample storage and worktop space for practical everyday living. The contemporary shower room ensures comfort and style. The inviting living room is a highlight of the home, offering a bright and welcoming space that opens directly into a conservatory. This additional living area is perfect for relaxing or entertaining, with pleasant views over the garden. The garden itself extends to the side of the home, creating a larger than average outdoor space.

- Well presented semi detached bungalow
- Cul-de-sac location with beach & bus route in close proximity
- Two bedrooms
- Modern kitchen and shower room
- Living room with direct access to a conservatory
- Garden which extends to the side of the home
- Driveway for off road parking





Approximate Area = 739 sq ft / 68.6 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 816 sq ft / 75.7 sq m

For identification only - Not to scale





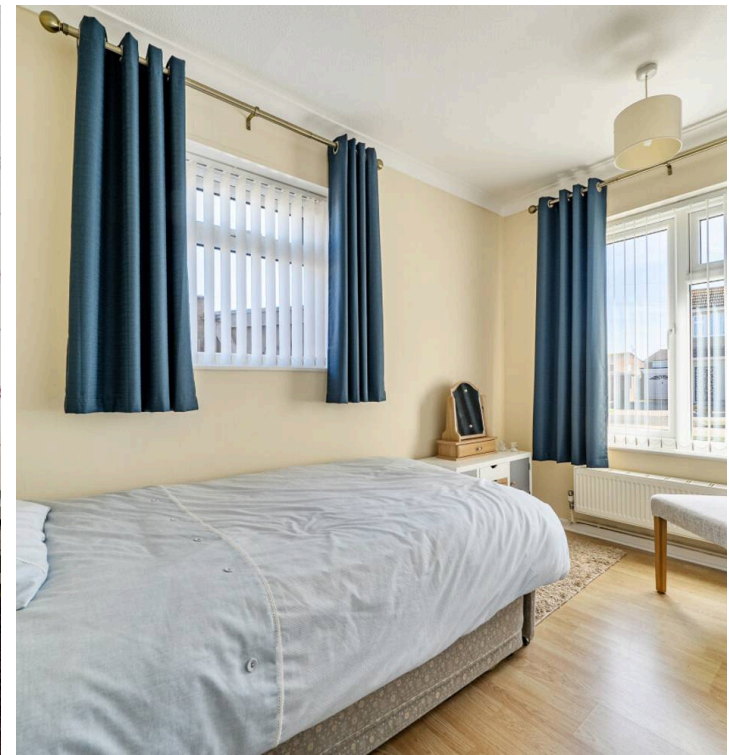
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The frontage is well maintained with a lawned area, a stone covered bed, and a pathway leading to the front door. There is also side access to the rear garden for added practicality. Adjacent to the home and extending along the side is a generous paved seating area, ideal for enjoying outdoor meals or simply relaxing in the sun. The remainder of the garden is laid to lawn and complemented by neatly manicured flower and shrub beds, providing a pleasant and private setting. A wooden shed offers useful storage for garden tools and equipment with the added benefit of the side area offering space to build a garage if required (subject to removal of the shed and any necessary consents). The driveway is laid to provide off road parking, ensuring ease of parking. Overall, the outside space has been thoughtfully landscaped to offer both functionality and aesthetic appeal, making it an excellent complement to the well presented interior.

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.