

NEXA PROPERTIES

SUNNYMEAD DRIVE, SELSEY

PRICE GUIDE £500,000









PRICE GUIDE £500,000 - £525,000

NEXA Properties is delighted to offer this spacious three-bedroom extended detached bungalow located in the coastal village of Selsey. Providing just over 1,000 sq. ft. of internal accommodation, complemented by a detached outbuilding currently arranged as a home office and storage. The property has undergone an extensive programme of refurbishment and offers a particularly versatile layout with a generous living/dining room, large modern fitted kitchen, shower room and cloakroom to bedroom two.

The superbly presented internal accommodation begins with an entrance porch and reception hall, leading through to the impressive 21'3 x 17'8 living/dining room, providing plenty of space for both relaxing and entertaining. The adjoining kitchen measures approximately 17'9 x 12'3 and offers an excellent amount of worktop and storage space. A separate shower room serves the main accommodation.

There are three well-proportioned bedrooms, including a generous principal bedroom measuring approximately 12'2 x 11'1. Bedroom two benefits from its own cloakroom, while the third bedroom provides flexibility as a guest room, children's bedroom or additional study depending on requirements.

Outside, there is ample driveway parking to the front and superbly landscaped low maintenance rear garden with an initial patio, artificial turf area with raised flowerbeds.

A particular feature is the detached outbuilding, providing additional space and currently divided into a 13'7 x 8'9 office and separate store. Ideal for anyone working from home or simply requiring additional hobby and storage space. The property benefits from 10 owned solar panels with battery storage system, helping generate and store renewable energy and reducing costs on mains electricity.



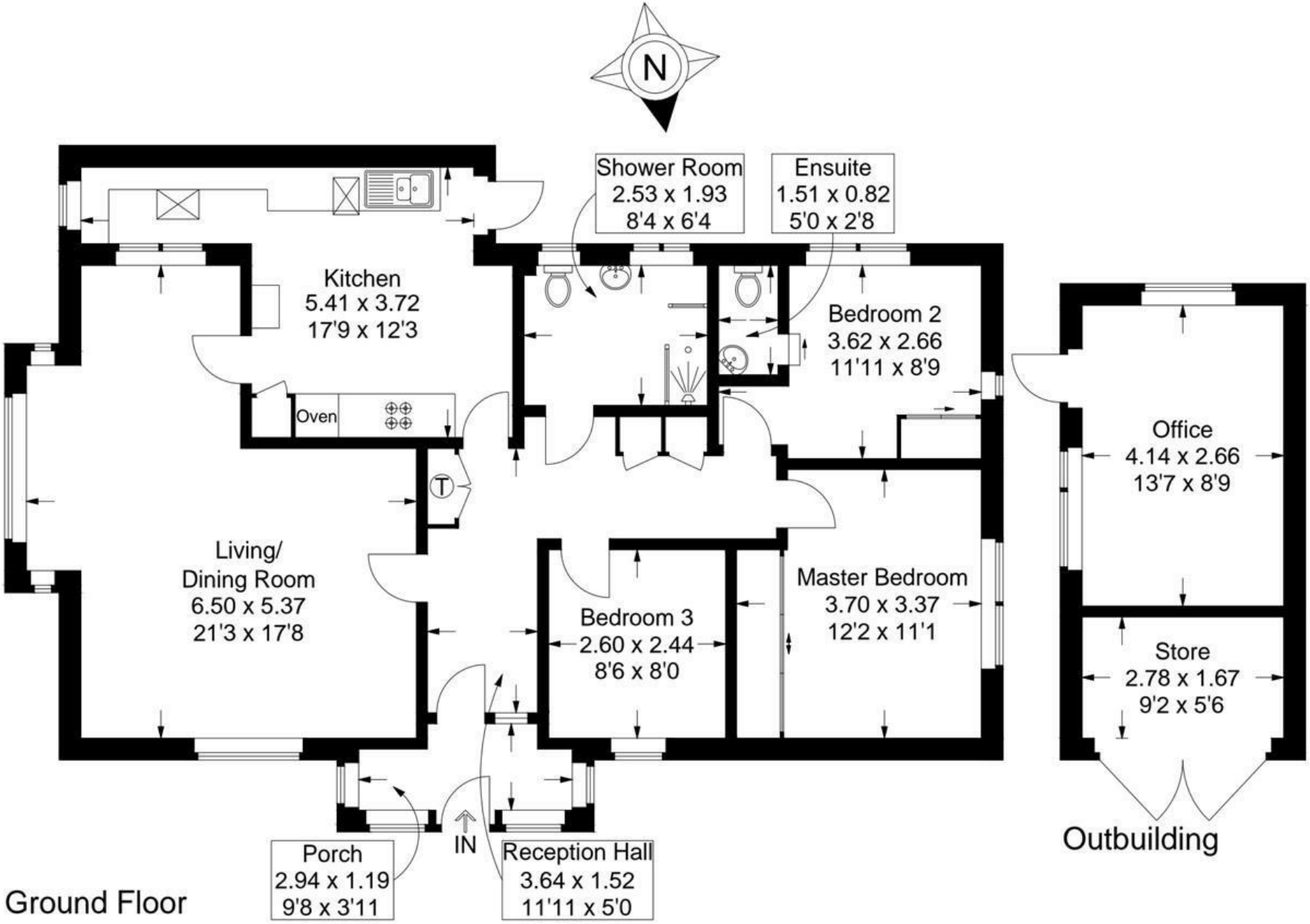




- EXTENDED DETACHED BUNGALOW
- MODERNISED THROUGHOUT
- 10 OWNED SOLAR PANELS WITH BATTERY STORAGE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- MODERN FITTED SHOWER ROOM AND WC TO BEDROOM TWO
- DETACHED OUTBUILDING
- OVER 1000 SQ FT
- POPULAR SELSEY SEASIDE LOCATION
- WALKING DISTANCE OF THE BEACH

Sunnymead Drive, Selsey

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Outbuilding = 17 sq m / 183 sq ft
Total = 110.2 sq m / 1186 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.