



93 Gainsborough Drive, Selsey, West Sussex PO20 0HH

Guide Price £325,000 (F)

Extended semi detached house in cul-de-sac position with scope to update and with off road parking

93 Gainsborough Drive, Selsey, West Sussex, PO20 0HH

Located in a cul-de-sac position and overlooking the greensward to the front is this extended semi detached house with three bedrooms and scope to update and extend further (subject to the necessary consents), EPC-C, Council tax-C

Approaching the home, the frontage is laid to paving for both ease of upkeep and also to provide additional off road parking if required. A driveway provides the principal space for off road parking and can accommodate 2 cars. Steps lead up to a double glazed front door which itself opens to an entrance porch where there are doors into both a cloakroom and entrance hall. The ground floor accommodation comprises; 12ft kitchen, 22ft living/dining room, sun room, side lobby providing access into a home office (formerly the garage) and a storage room that leads to a 2nd storage room.

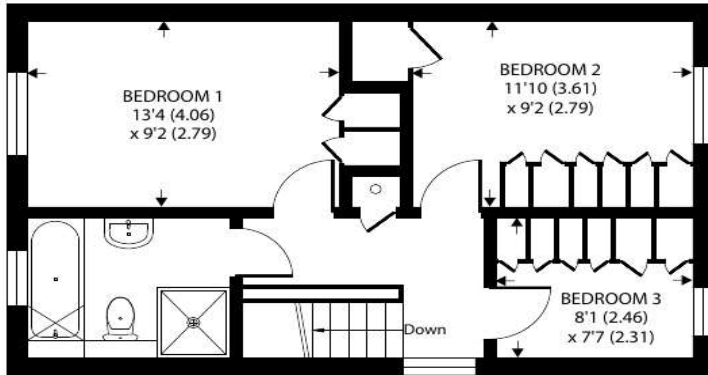
- **Spacious Semi Detached House**
- **Nr 13 ft Kitchen/Breakfast Room**
- **Home Office And 3 Storage Areas**
- **Off Road Parking**
- **22ft Living/Dining Room**
- **Conservatory**
- **Three Bedrooms**
- **In Need Of Some Updating**

Details correct: 15/08/2023

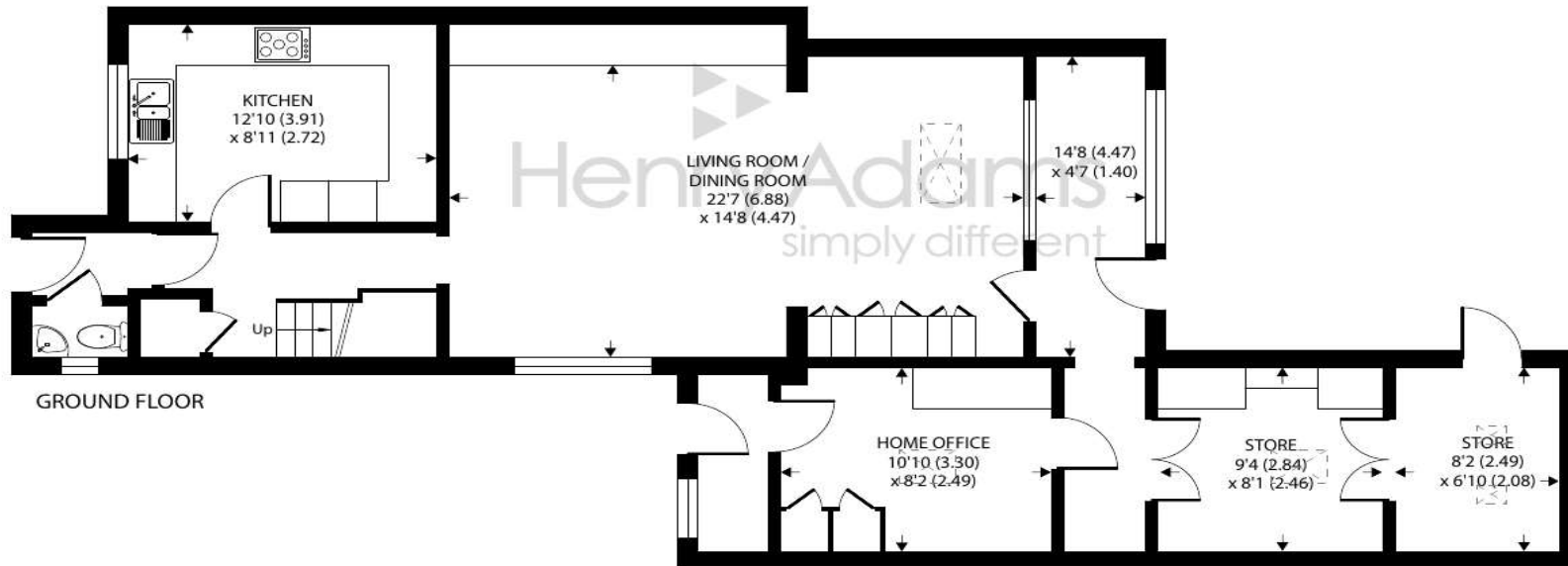
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs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



To arrange a viewing call **01243 606789** View details online at henryadams.co.uk



FIRST FLOOR



GROUND FLOOR

93 Gainsborough Drive, Selsey, Chichester

Approximate Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 957464

Description Continued

Heading to the 1st floor there are three bedrooms and a family bathroom with both a bath and separate shower cubicle. Although offering scope for improvement, the home benefits from gas central heating and double glazing. Externally the rear garden is laid to paving for ease of upkeep along with a raised border on one side and wooden shed for storage as the garage has been converted.



Directions

From our office in the High Street, turn right into East Street and at the junction go straight ahead. Turn left into Kingsway and left into Merryfield Drive. Take the third left into Lingfield Way and at the junction turn left into Gainsborough Drive and the property is the last house on the left.

Details Approved - 18/03/2023