



1 Longacre Lane, Selsey, West Sussex PO20 0BA

Guide Price £579,000 (F)

Deceptively spacious detached chalet bungalow with flexible accommodation and a 62 x 50ft garden

1 Longacre Lane, , Selsey, West Sussex, PO20 0BA

Deceptively spacious & flexible home. Lurking behind the front door of this detached chalet style property is a 4/5 bedroom home which can offer the flexibility within the layout to have part utilised as an annexe, EPC-D, Council tax-D

A sweeping 'in & out' driveway provides off road parking for 2-3 cars with a double glazed front door opening to the 19ft enclosed porch. A further double glazed door opens into the reception room with herringbone wooden flooring, a door into one of the double bedrooms and a large arch into the inner hallway. On the ground floor the remaining accommodation comprises of a further two double bedrooms, family bathroom, inner hallway with stairs leading up to the 1st floor, a nr 16ftsq living room, 22ft x16ft kitchen breakfast room with generous breakfast bar, cloakroom and additional room (formerly the kitchen) which could be a 5th bedroom, playroom or, as was planned, another bathroom and utility room. Heading to the 1st floor there is a large double bedroom with its own en-suite shower room and seating area.

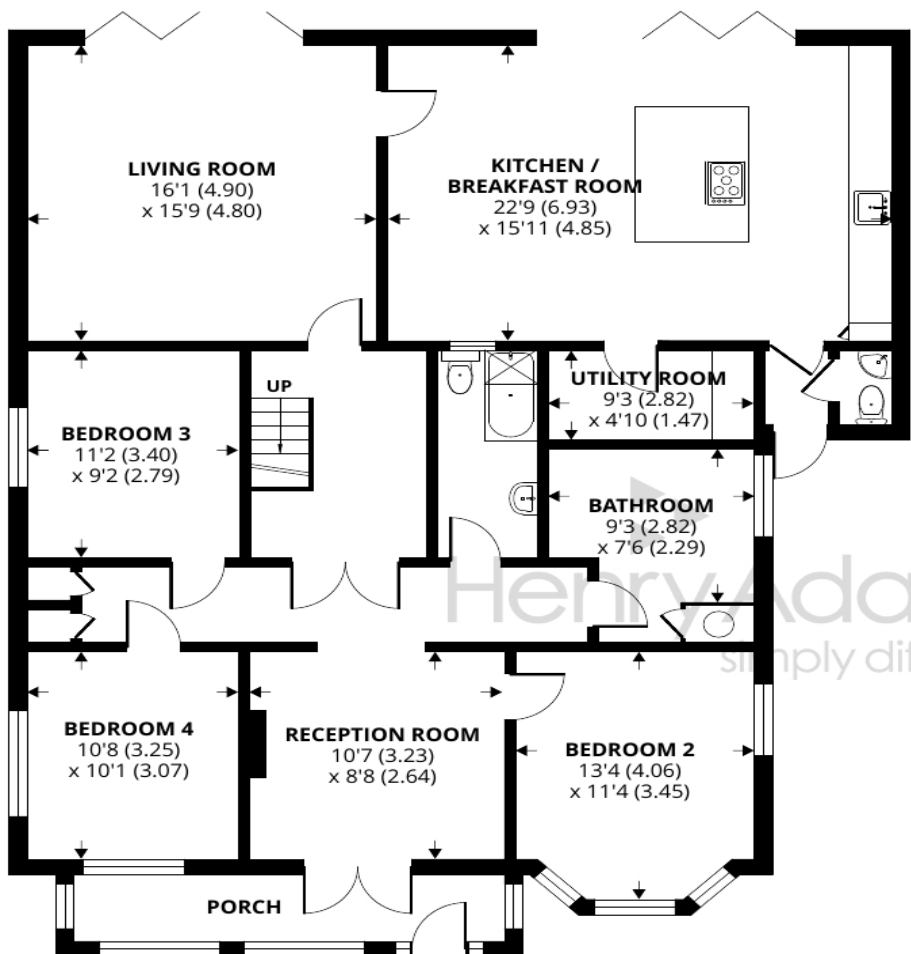
- **Deceptively Spacious Home**
- **Offering Flexible Accommodation**
- **Ideal Annex Potential**
- **Currently With 4 Bedrooms**
- **Scope For Additional Bedroom or Utility Room**
- **22ft Kitchen Breakfast Room**
- **62 ft Rear Garden and Side Courtyard Kitchen Garden**
- **Sweeping In And Out Drive**

Details correct: 12/10/2023

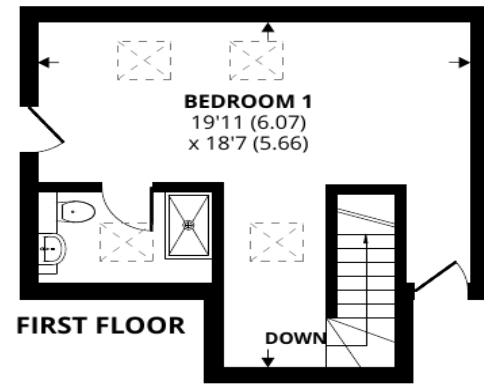
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs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





GROUND FLOOR



FIRST FLOOR



1 Longacre Lane, Selsey, Chichester

Approximate Area = 2015 sq ft / 187.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Henry Adams. REF: 1010669

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Description Continued

From both the living room and kitchen breakfast room there are bi-fold doors that lead onto the 62ft x 50ft enclosed and private rear garden which itself is mainly laid out to lawn with both paved and decked seating areas, wooden shed for storage and wide side access to the front. In addition to the main garden there is a private courtyard area of garden to the front/side of the property and accessed via the kitchen breakfast room.

Located in a desirable and quiet area to the south of Selsey, the sea is a matter of minutes away making the property ideal for those wanting a quiet and peaceful home or holiday retreat.



Directions

From our office in the High Street, proceed in a southerly direction into Hillfield Road and take the second turning on the left into Green Lane, take the 3rd turning on the right into Woodland Road and the first on the left into Longacre Lane.

Details Amended 29/09/2023