



22 St. Itha Close, Selsey, Selsey, West Sussex PO20 0AB

Guide Price £425,000 (F)

A Detached Bungalow offered for sale with 'No Forward Chain'.

22 St. Itha Close, Selsey, Chichester, West Sussex, PO20 0AB

Located on the Eastern side of Selsey and offered for sale with no forward chain is this charming detached bungalow. EPC Rating - D, Council Tax Band - D.

Approaching the front of the property, the double glazed front door affords access to the property via the hallway. From here all the principle rooms can be found. These include the kitchen which has an adjoining conservatory, the large living room, bedroom one which is a double and has a fitted wardrobe, the second bedroom which is also a double and the shower room.

Externally to the front, there is a paved front garden. The property also has off road parking for multiple vehicles including a space which is under cover as well as a garage. At the rear, the garden is laid to lawn with sections of patio, gravel and flower beds as well as a shed for storage. There is also an electric awning fitted to the outside wall.

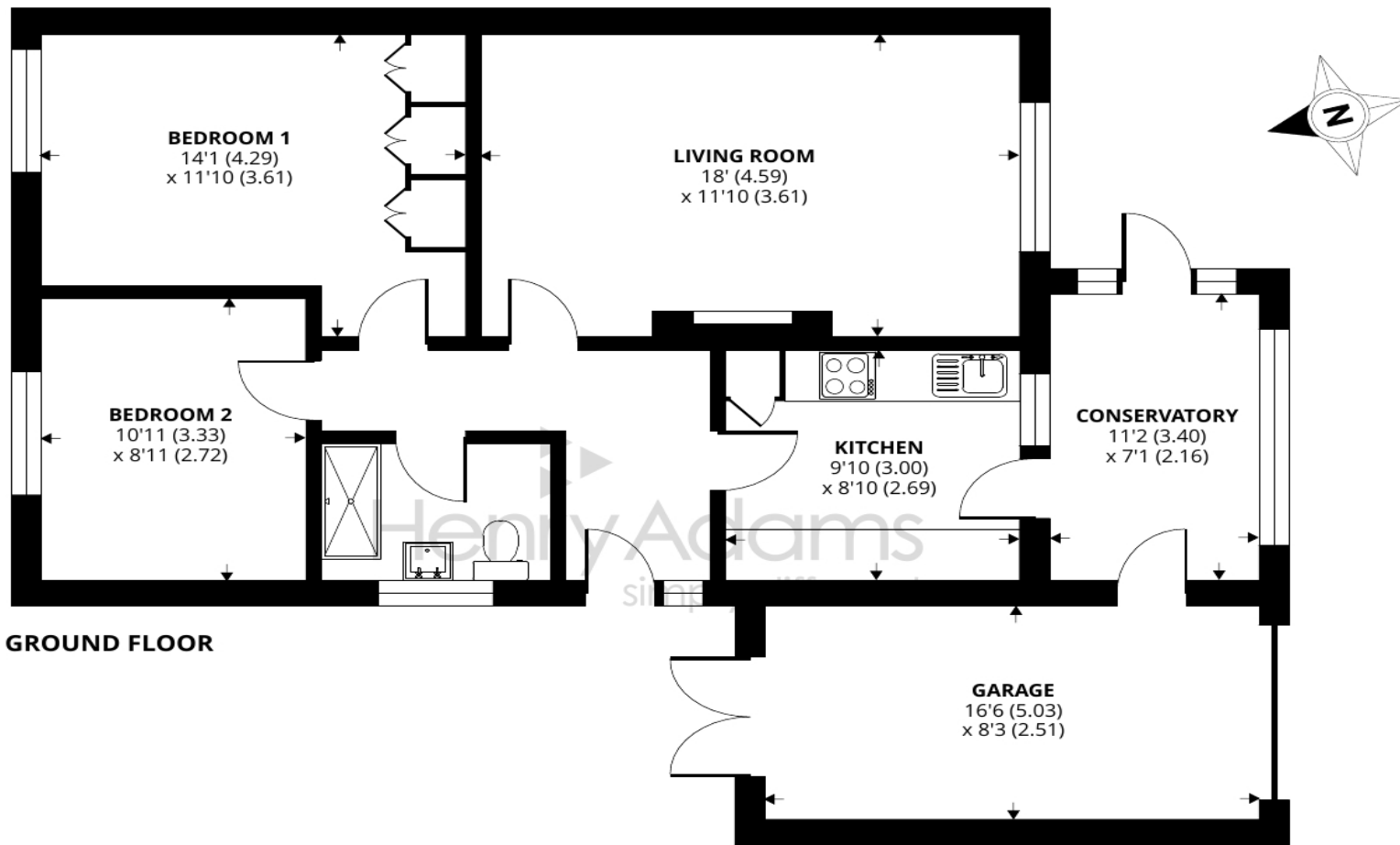
- **Detached Bungalow**
- **No Forward Chain**
- **Quiet Cul-De-Sac Location**
- **Two Double Bedrooms**
- **Conservatory**
- **Garage and Off Road Parking**

Details correct: 04/11/2023

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

St. Itha Close, Selsey, Chichester, PO20

Approximate Area = 786 sq ft / 73 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 923 sq ft / 82.7 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). © nichecom 2023. Produced for Henry Adams. REF: 1046611

Directions

From our office in the High Street, turn right into East Street and take the third on the right into St Itha Road. Follow to the top and bear right, then turn right into St Itha Close and the property will can be found on the right hand side.



Draft Details 03/11/2023