



18 Spinney Close, Selsey, West Sussex PO20 9JD

Guide Price £340,000 (F)

Well presented detached bungalow in quiet cul-de-sac a short distance from the High Street

18 Spinney Close, Selsey, West Sussex, PO20 9JD

Located in a quiet cul-de-sac position on the western side of Selsey is this well presented detached bungalow with two double bedrooms, both of which enjoy built in wardrobes, EPC-D, Council tax-C

Approaching the property via a driveway that provides off road parking for 2 cars and leads to a garage, a covered entrance with a double glazed front door opens to the entrance hall where doors provide access into all of the principal rooms which comprise: living room, kitchen, two double bedrooms, bathroom and separate w/c. Accessible from the living room there is also a charming conservatory that leads into the garden. Features of note include the double glazing, gas central heating, built in wardrobes and bedroom furniture, open field to the rear and cul-de-sac position.

Externally the front of the home has been mainly hard landscaped with a central circular flower bed surrounded by stone. The rear garden enjoys a paved seating area that wraps around the conservatory and gives way to an area of lawn, shaped flower beds and broken slate covered areas. Offered for sale with NO onward chain adds to the benefits of why this home should be of consideration.

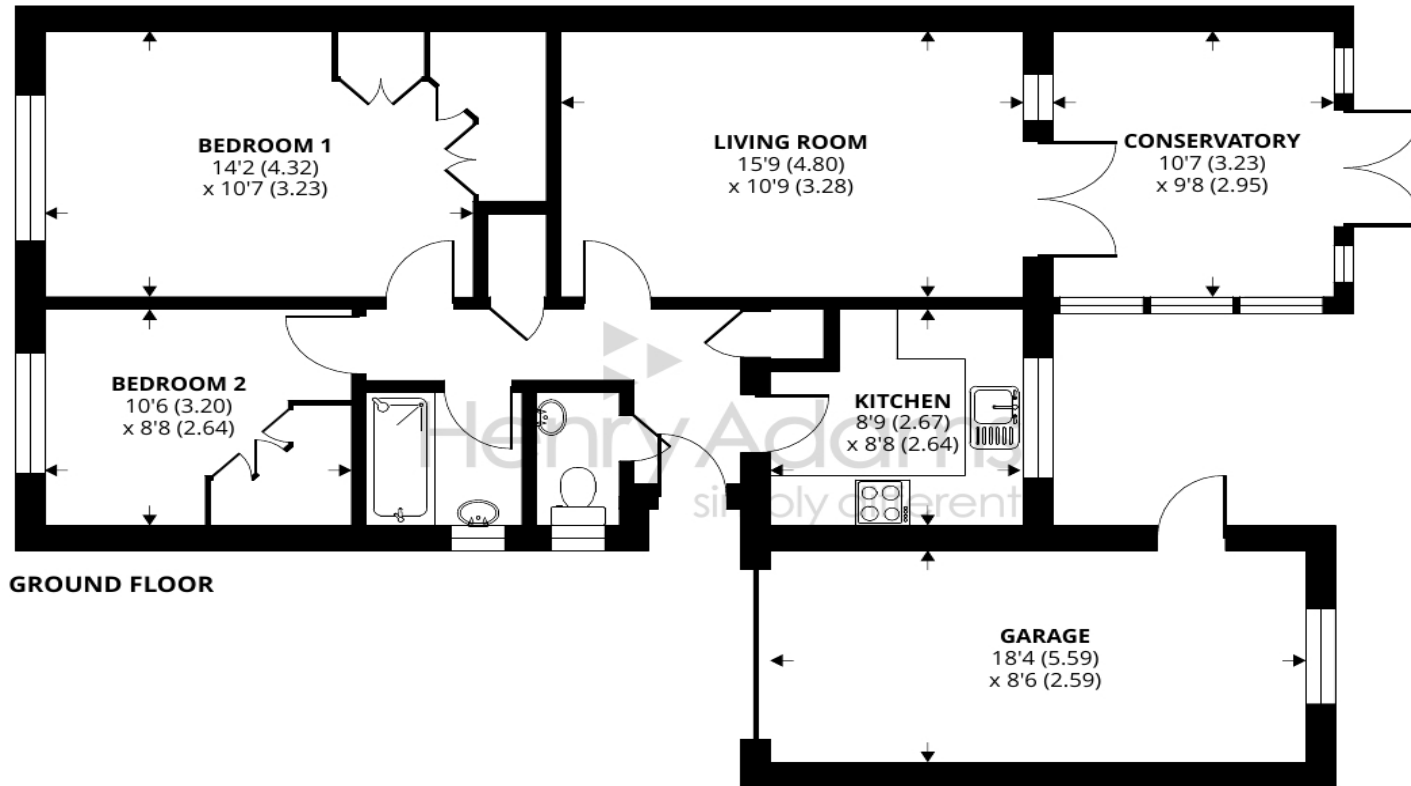
- **Well Presented Detached Bungalow**
- **Two Double Bedrooms**
- **Living Room With Conservatory**
- **Fitted Bedroom Furniture**
- **Off Road Parking And Garage**
- **South-easterly Facing Rear Garden**

Details correct: 25/10/2023

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

18 Spinney Close

Approximate Area = 769 sq ft / 71.4 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 924 sq ft / 85.8 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). © nche.com 2023. Produced for Henry Adams. REF: 1047821

Directions

From our office in the High Street proceed in a northerly direction through the traffic lights and turn left into School Lane, take the second right into Colt Street and turn right into Old Farm Road. Take the second right into Spinney Close and the property can be found at the top of the close.

Details Approved - 25/10/2023

