



43 Seal Road, Selsey, West Sussex PO20 0HU

Guide Price £425,000 (F)

A three bedroom detached bungalow, offered for sale with no forward chain.

43 Seal Road, Selsey, Chichester, West Sussex, PO20 0HU

Located on the Eastern side of Selsey and within a short distance of the beach is this beautifully renovated detached bungalow, offered for sale with no forward chain. EPC Rating - D, Council Tax Band - D.

Approaching the front of the property, the double glazed front door affords access to the main entrance hallway. From here the principle rooms can all be accessed. These include the large open plan living room and kitchen, the adjoining third bedroom/study, the bathroom and the two double bedrooms, both of which benefit from walk in wardrobes. There is also a large cupboard in the hallway for additional storage space.

Externally, the property benefits from an area of off road parking adjacent to the gravel and patioed frontage which is linked with the rear via a side gate. The rear garden has lovely sections of patio, lawn and decking, perfect for entertaining guests. The property is of non standard construction in parts which consists of some timber framework.

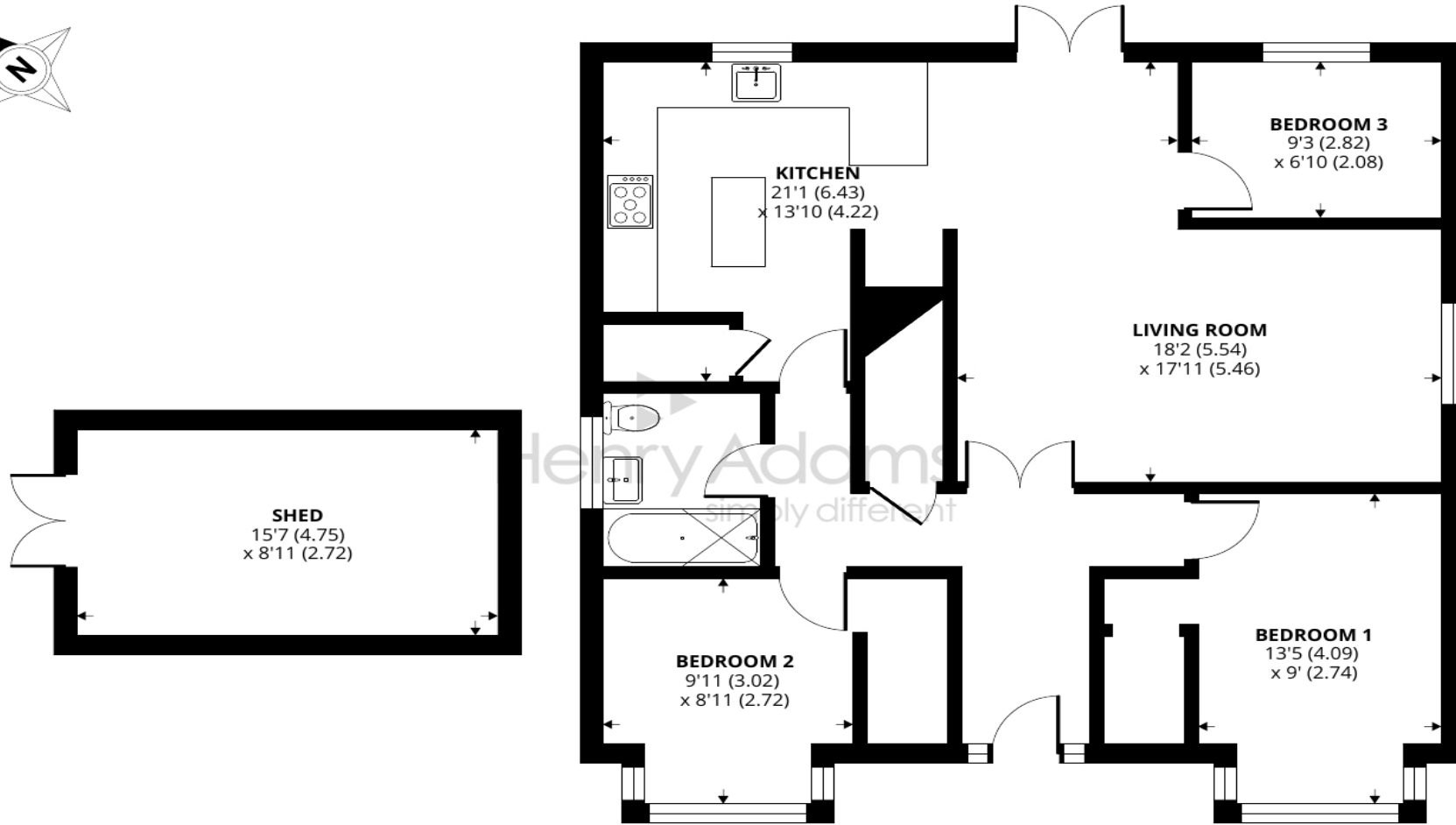
Everywhere you look, you can see that this property has been modernised and adjusted beautifully throughout and is truly ready to move into without the need for any adjustment works at all.

- **Detached Bungalow with No Forward Chain**
- **Sought After Location Within a Short Walk to the Beach**
- **An Element of Non-Standard Construction**
- **Two Double Bedrooms with Walk in Wardrobes**
- **Additional Third Bedroom**
- **Open Plan Kitchen/Living Room**
- **Off Road Parking**
- **Beautifully Landscaped Rear Garden**

Details correct: 27/10/2023

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.





43 Seal Road, Selsey, Chichester

Approximate Area = 946 sq ft / 87.8 sq m

Shed = 139 sq ft / 13 sq m

Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale

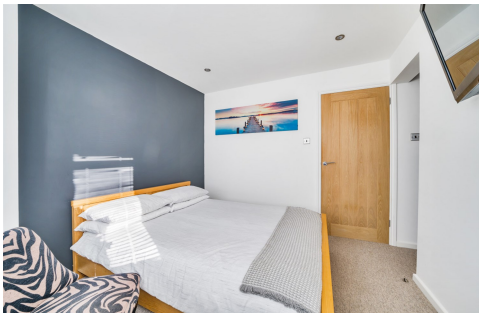
GROUND FLOOR



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: 1050377

Directions

Approaching Selsey via the Asda Roundabout, take the third exit to continue towards the High Street. Continue all the way along the high street until the road becomes Hillfield Road. Carry on all the way down and take the second to last left into Seal Road. After approximately 425m, the property can be found on the left hand side of the road.



Draft Details - 27/10/2023