



1 Fontwell Road, Selsey, West Sussex PO20 0PE

Guide Price £350,000 (F)

Semi detached chalet bungalow in close proximity to shops, bus stop and views of the duck pond.

1 Fontwell Road, Selsey, West Sussex, PO20 0PE

Located on the Eastern side of Selsey and offered for sale with a recent adjustment to the guide price for a quick sale and with no forward chain is this three double bedroom semi-detached chalet bungalow, EPC- C Council Tax Band - D.

Approaching the front of the property, the front garden is mainly laid to lawn with a block paved driveway providing off road parking for up to four cars. Steps lead up to a double glazed front door allowing access into an entrance porch with a further door into the living room that benefits from having a log burner. The remainder of the accommodation comprises; kitchen, conservatory, bathroom with spa bath, three double bedrooms and shower room. The guide price has been recently adjusted to incorporate any potential adjustments that need to be made to the property, such as a new kitchen for example.

- **No Forward Chain**
- **Large Corner Plot**
- **Price Adjustment for a Quick Sale**
- **Close To The Beach Front**
- **Short Distance To Shops And Bus Route**
- **Westerly Facing Rear Garden**
- **Ample Off Road Parking For Four Cars**
- **Modernisation in Places Required**

Details correct: 01/11/2023

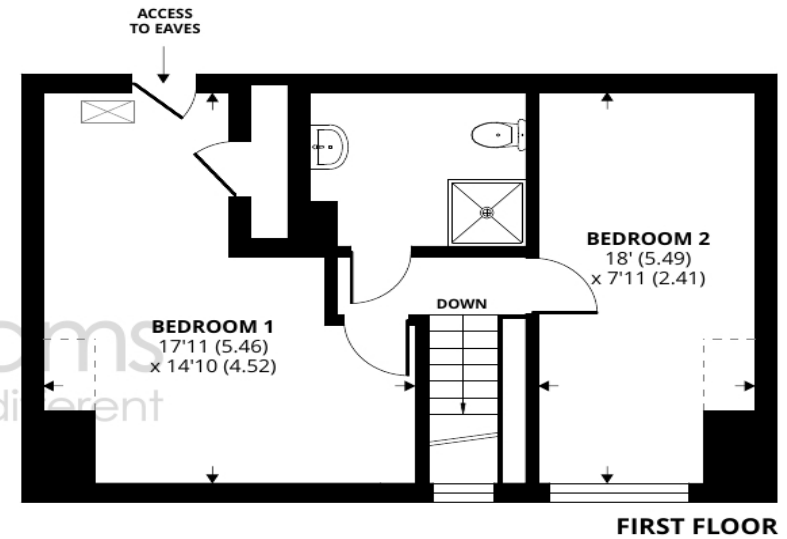
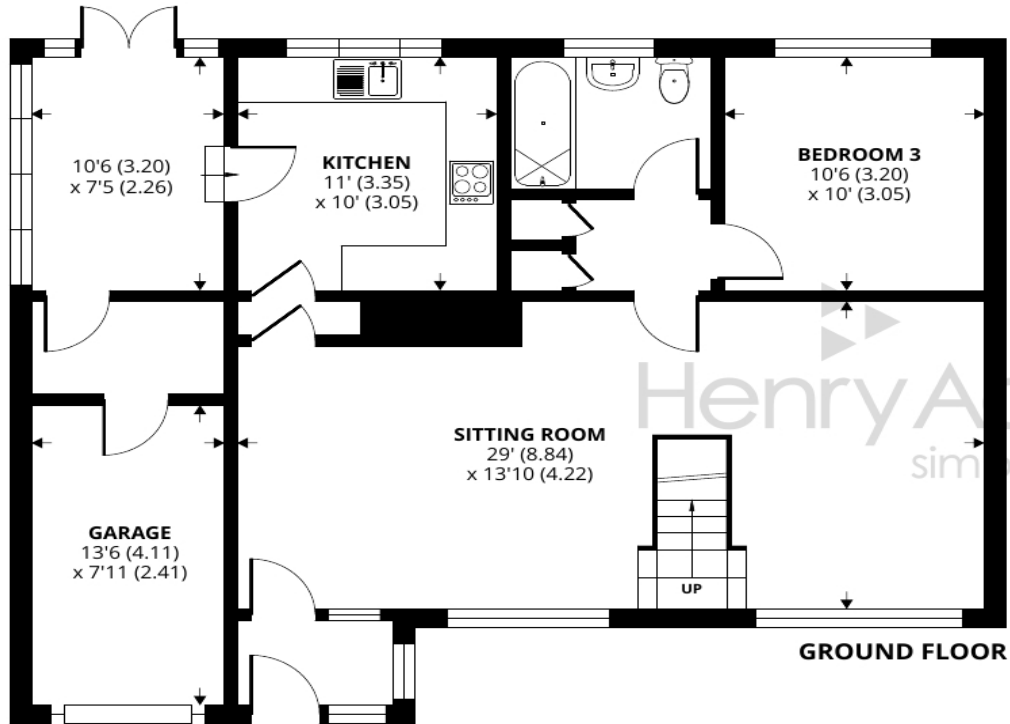
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs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



Denotes restricted head height



1 Fontwell Road, Selsey

Approximate Area = 1406 sq ft / 131 sq m (includes garage)

Limited Use Area(s) = 37 sq ft / 3 sq m

Total = 1443 sq ft / 134 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: 620087

Description Continued

Externally, the bungalow benefits from occupying a large corner plot giving that extra bit of garden space. The rear garden is mainly laid to lawn with a patio directly off the back of the property. In addition to the main rooms, the garage has light and power, the utility area benefits from light and power and the outbuilding in the garden also benefits from light and power as well. The vendor has confirmed that the fridge/freezer and chest freezer can be included in the sale.



Directions

From our office in the High Street proceed in a northerly direction and turn right into Church Road and left into Beach Road. Past the shops take the second left into East Beach Road and first left into Fontwell Road and the property can be found directly on the left.



Location

Selsey at its heart is still a very traditional seaside town, with the main High Street offering an array of shops and restaurants, schools, doctors and a dentist. Whilst to the eastern side of the town, a smaller parade of shops also caters for everyday life. There is also a large Asda supermarket on the approach to the town with a petrol station attached which provides convenient food shopping and fuel refilling. For those wanting the main city shops, a regular bus service takes you to the cathedral city of Chichester with its larger stores, festival theatre and mainline railway station that has direct lines to London. With beautiful walks, a wetland wildlife area and beautiful beaches on its doorstep, Selsey makes an ideal place to live or retire to for a more relaxed pace of life.

Details Amended - 02/10/2023

