



2 Chayle Gardens, Selsey, West Sussex PO20 0JD

Guide Price £365,000 (F)

Two bedroom detached bungalow with NO onward chain. located in small secluded development of 4 properties

2 Chayle Gardens, Selsey, West Sussex, PO20 0JD

Located on a small and secluded development of only 4 bungalows, this well presented example is offered for sale with NO onward chain and enjoys a private south facing rear garden, EPC-D, Council tax-D

The front of the property is laid to stone with a railway sleeper style flower bed whilst the driveway leads up the side of the home and provides off road parking. A double glazed entrance porch provides a handy coats hanging space with further double glazed door into an entrance hall. From the entrance hall doors can be found provide access into all of the principal rooms of the home with the accommodation comprising: living room, conservatory, kitchen, two bedrooms and a bathroom.

Externally the home enjoys a south facing private rear garden which is mainly laid to paving for both ease of upkeep and also seating whilst there is also an area of artificial lawn. The majority of the garden is edged in flower borders. Located separately from the bungalow there is a single garage with up & over door but requires repairs to the roof.

- **Detached Bungalow**
- **Two Bedrooms**
- **Living Room & Conservatory**
- **Kitchen**
- **South Facing rear Garden**
- **Driveway & Garage (Garage not next to the property)**
- **No Onward Chain**

Details correct: 16/10/2023

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



Rooms & Measurements

Entrance Porch

Living Room - 15'9 (4.8m) x 11'1 (3.38m)

Conservatory - 8'4 (2.54m) x 7'3 (2.21m)

Kitchen - 11'0 (3.35m) x 8'10 (2.69m)

Bedroom One - 11'4 (3.45m) x 11'2 (3.4m)

Bedroom Two - 9'11 (3.02m) x 7'11 (2.41m)

Bathroom

Garage - 18'1 (5.51m) x 9'6 (2.9m)



Directions

From our office on the High Street take the turning almost opposite into East Street. At the junction turn right into Grafton Road and Chayle Gardens is the 2nd of the right.

Draft details - 16/10/2023