



96 Gainsborough Drive, Selsey

Guide Price £325,000 Freehold

96 Gainsborough Drive

Selsey, Chichester

This well-presented 3 bedroom end terraced bungalow offers comfortable and contemporary living. Upon entering, you are greeted by an entrance porch that leads into an entrance hall where doors lead to the open plan living room and kitchen, bedroom one and bathroom. EPC-B

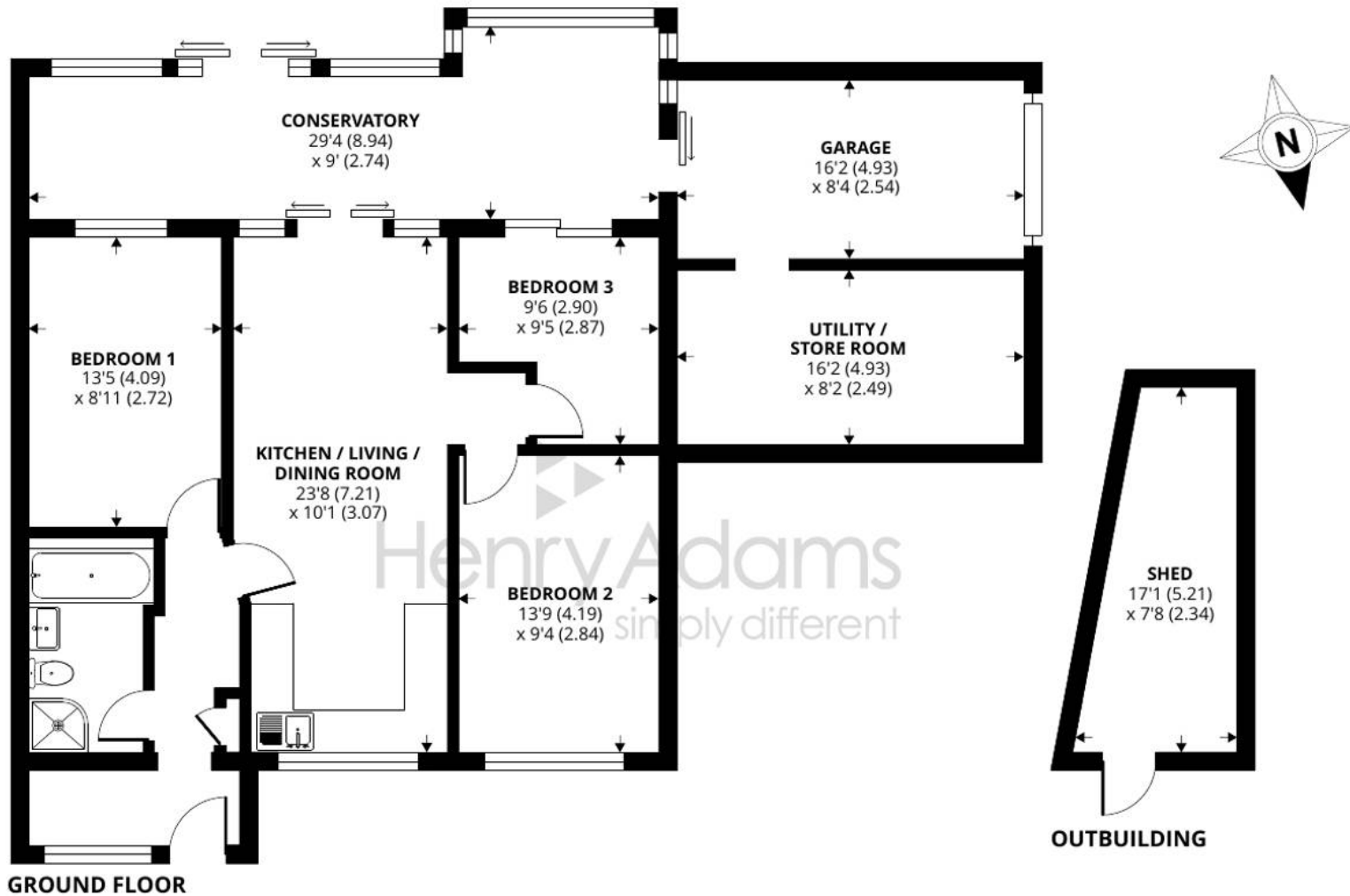
Offering three bedrooms, the home provides plenty of space for a growing family or for those needing a home office/dressing room. Additionally, the conservatory offers a tranquil retreat, perfect for unwinding with a book. The property benefits from gas central heating and double glazing. For those needing extra storage or hobby space, two garages (one blocked up internally) are included with this property, offering ample room for additional belongings.

Moving to the outside space, the property benefits from a delightful garden, perfect for enjoying al fresco dining or simply soaking up the sun.

Council Tax: C, Freehold, EPC: B

- End Terraced Bungalow
- Open Plan Living Room & Kitchen
- Gas Central Heating & Double Glazing
- Two Garages both with electrics
- Solar Panels (owned outright)





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Approximate Area = 988 sq ft / 91.7 sq m

Garage = 275 sq ft / 25.5 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1366 sq ft / 126.7 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: 1060432





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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