



## 37 The Horseshoe, Selsey

Guide Price £370,000 Freehold



# 37 The Horseshoe

Selsey, Chichester

Introducing this charming detached 2 bedroom bungalow, nestled in a sought-after cul-de-sac location on the western side of Selsey. EPC-D, Council tax-D

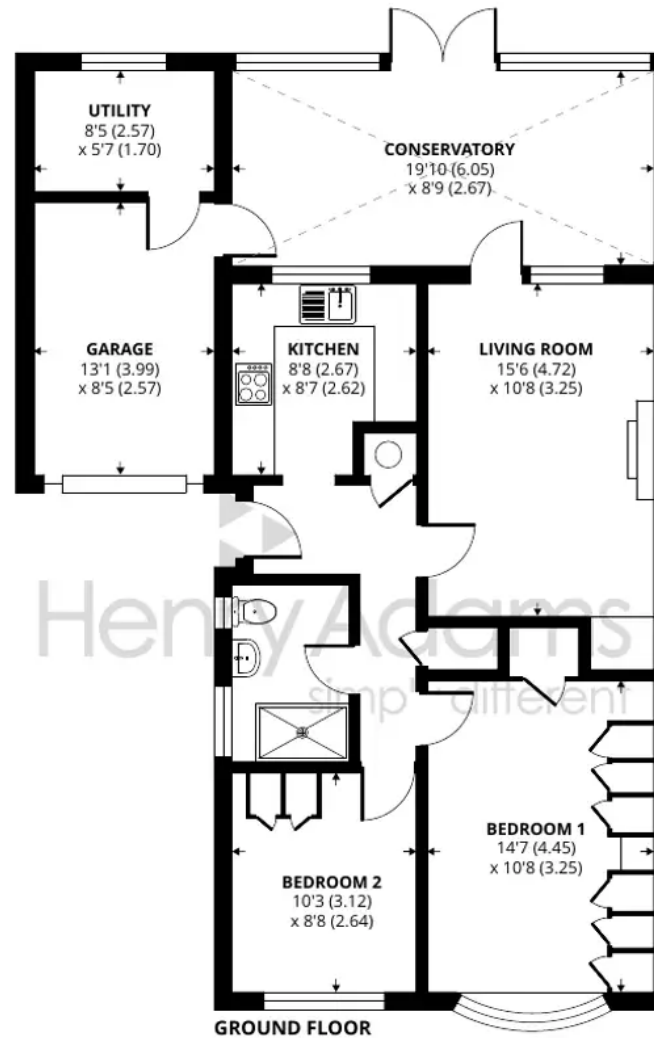
The property is laid out to accommodate modern living requirements. Upon arriving, a welcoming entrance sets the stage as you step through the front door, your greeted by an entrance hall with doors to all rooms. Adjacent to the living area, a conservatory blends indoor and outdoor living, allowing residents to bask in the tranquillity of their surroundings. The kitchen offers storage space and functional work surfaces to ensure an enjoyable experience. Venturing further into the property, we are met with two generously proportioned double bedrooms, each adorned with built-in wardrobes.

Adjoining the property, a driveway provides convenient off-road parking facilities for 2 cars, allowing for easy accessibility, while a garage further enhances the home's practicality.

Council Tax: D, Freehold, EPC: D

- Detached Bungalow
- Two Double Bedrooms With Built In Wardrobes
- Living Room & Conservatory
- Sought After Cul-De-Sac Location
- Located On The Western Side Of Selsey
- Driveway & Garage
- NO onward chain





## The Horseshoe, Selsey, Chichester, PO20

Approximate Area = 912 sq ft / 84.7 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 1021 sq ft / 94.8 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). © ntechcom 2023. Produced for Henry Adams. REF: 1059638









## Henry Adams - Selsey

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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