



172 Gainsborough Drive, Selsey  
Guide Price £230,000 Freehold

# 172 Gainsborough Drive

Selsey, Chichester

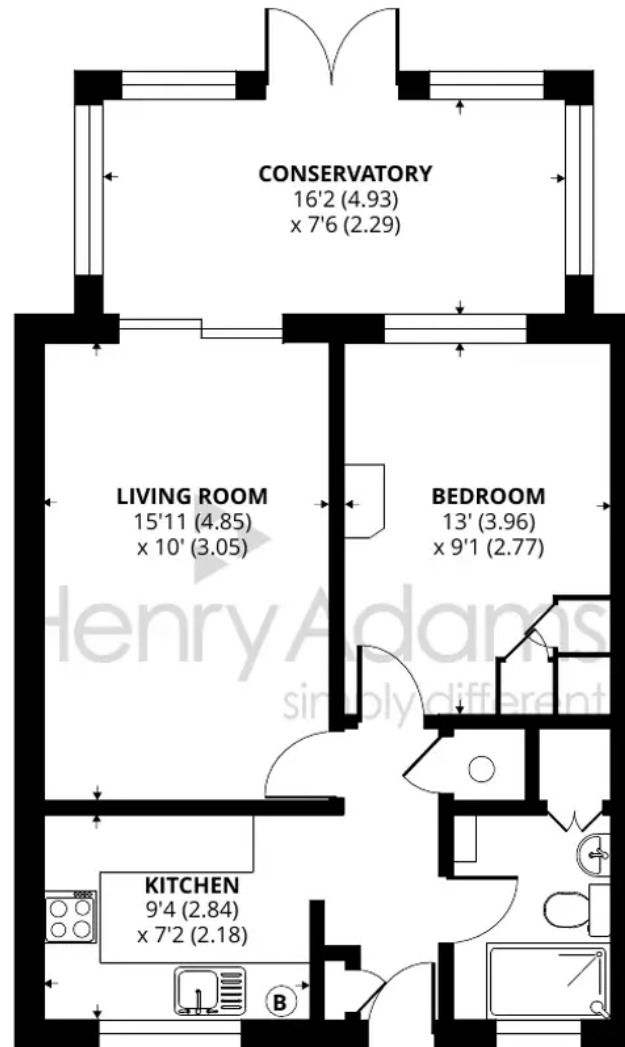
This mid terraced bungalow is a delightful property offering one bedroom, making it an ideal home for a first-time buyer or someone looking to downsize. Comprising of a cosy living room that flows into a conservatory, a kitchen with ample storage and worktop space. Furthermore, gas heating and double glazing throughout create a comfortable living environment. Set back from the roadside, this property offers a peaceful retreat.

The outside space of this property is both practical and convenient being laid to paving with sleeper style flower borders along with a rear access gate that provides entry into the garage block via a pathway. Located within the garage block, fourth on the left, is a single garage, providing parking also an additional off-road parking space is available within the garage area. Offered for sale with NO onward chain and homes of this nature rarely available, don't delay.

Council Tax: B, Freehold, EPC -D, EIR - D

- Terraced Bungalow
- One Bedroom
- Living Room and Conservatory
- Kitchen
- Garage In The Block and Additional Off Road Parking Space
- Gas Heating and Double Glazing
- Set Back From The Roadside
- No Onward Chain





**GROUND FLOOR**

## Gainsborough Drive, Selsey, Chichester, PO20

Approximate Area = 606 sq ft / 56.2 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: 1061194



## 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.