



31 The Horseshoe, Selsey, West Sussex PO20 9ES

Guide Price £415,000 (F)

Beautifully presented detached bungalow with off road parking, garage and gardens front and rear.

31 The Horseshoe, Selsey, West Sussex, PO20 9ES

Located on the western side of Selsey and set within a quiet cul-de-sac location is this beautifully presented detached bungalow, offered for sale with no forward chain. EPC Rating - D, Council Tax Band - D.

Approaching the front of the property, the double glazed front door affords access to the main hallway which in turn leads to all the principle rooms. This includes the cloakroom, the bathroom and the kitchen, which has multiple modern units and built in appliances. The living room is a good size and leads out into the large conservatory which comfortably has room for a large dining room table. Both bedrooms are double in size with bedroom one benefitting from a large built in wardrobe.

Externally, the property has an area at the front for parking multiple vehicles off road as well as a garage. There is a small front garden which is mainly patio but has a few shrubs and plants too. The side gate links the front to the back garden which is mainly laid to lawn but also benefits from patio areas, raised beds and a shed.

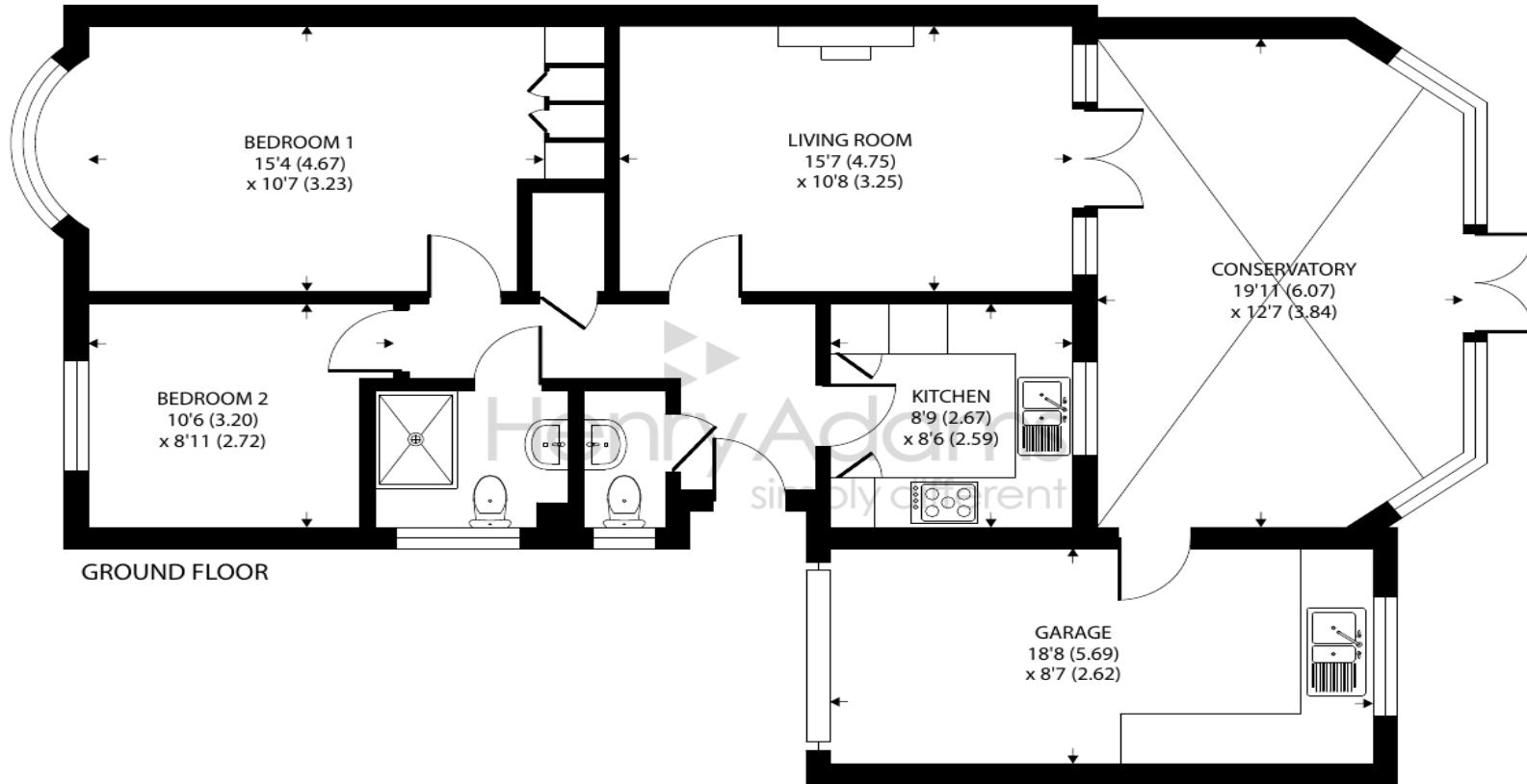
- **Detached Bungalow**
- **Quiet Cul-De-Sac location**
- **No Forward Chain**
- **Garage and Off Road Parking**
- **Gardens Front and Rear**
- **Large Conservatory**

Details correct: 02/01/2024

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





31 The Horseshoe, Selsey

Approximate Area = 935 sq ft / 86.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 1097 sq ft / 101.8 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). © nichecom 2023. Produced for Henry Adams. REF: 1029433

Directions

Approaching Selsey, head along the main high street and turn right into School Lane. Take the second left into Paddock Lane and The Horseshoe is the first turning you come to on the right hand side. The property can be found on the left hand side of the road.



Details amended - 02/01/2024

