



22 Large Acres, Selsey

Guide Price £370,000

22 Large Acres

Selsey, Chichester

Located on the western side of Selsey and offered for sale with no forward chain is this charming link-detached bungalow, EPC - C, Council Tax Band - D.

Approaching the front of the property and stepping through the double glazed front door, the hallway affords access to all the principle rooms. These include, the large living room, kitchen, bathroom, separate toilet, and three double bedrooms.

Externally, the property benefits from off road parking for multiple vehicles in front of the large garage. The front garden is predominately lawn and links to the rear via a path and a side gate. The rear garden is also mainly laid to lawn with mature hedges and borders, a patio and a separate summerhouse/conservatory.

Council Tax band: D

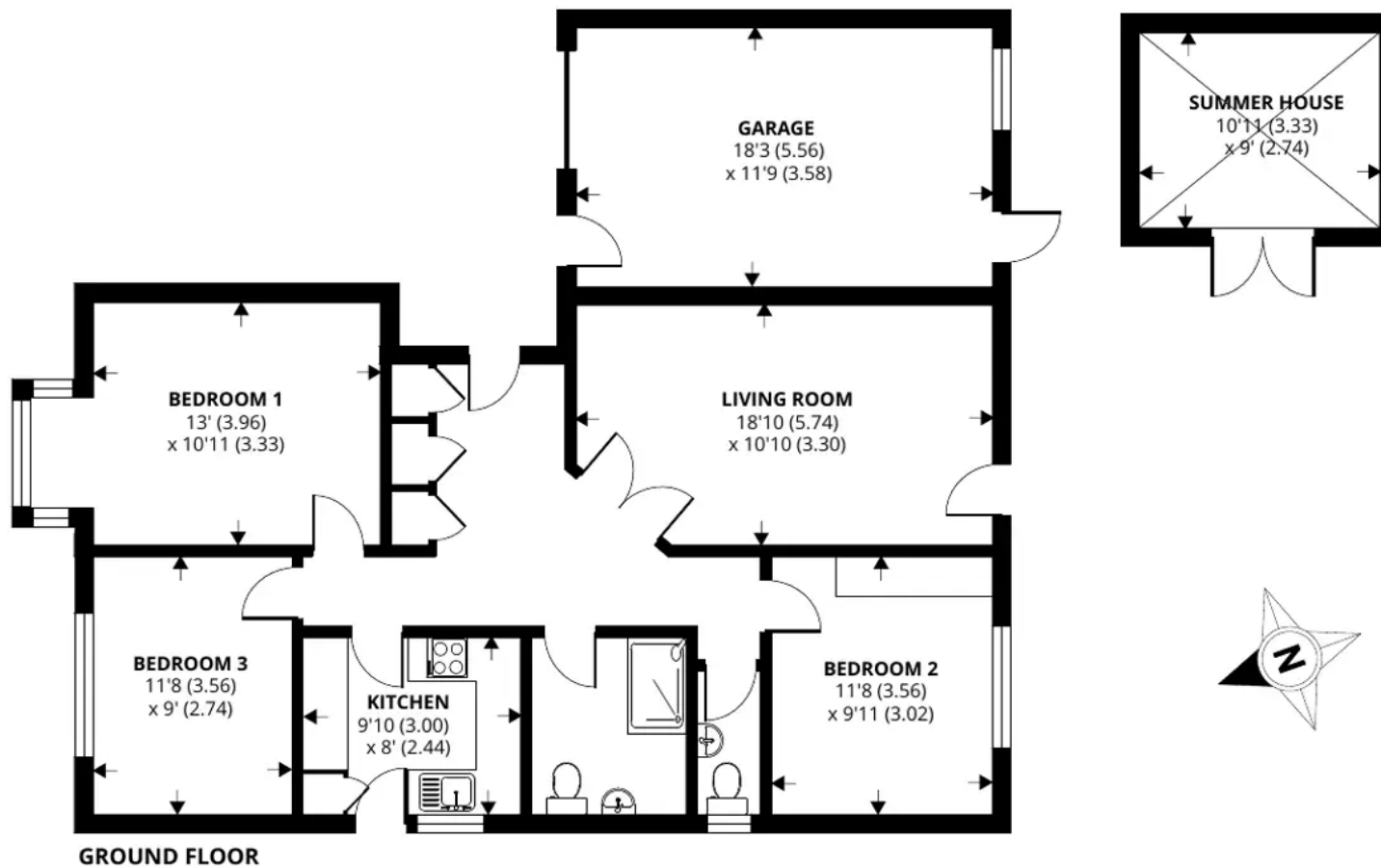
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Link Detached Bungalow
- Quiet Cul-De-Sac Location
- No Forward Chain
- Three Double Bedrooms
- Separate Summerhouse/Conservatory





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Approximate Area = 928 sq ft / 86.2 sq m

Garage = 215 sq ft / 20.1 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1242 sq ft / 115.4 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: 1037360



Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

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.