



27 Wellington Gardens, Selsey

Guide Price £312,500



# 27 Wellington Gardens

Selsey, Chichester

Nestled in an ideal location, just a level walk away from the High Street and a convenient bus route, this charming semi-detached bungalow.

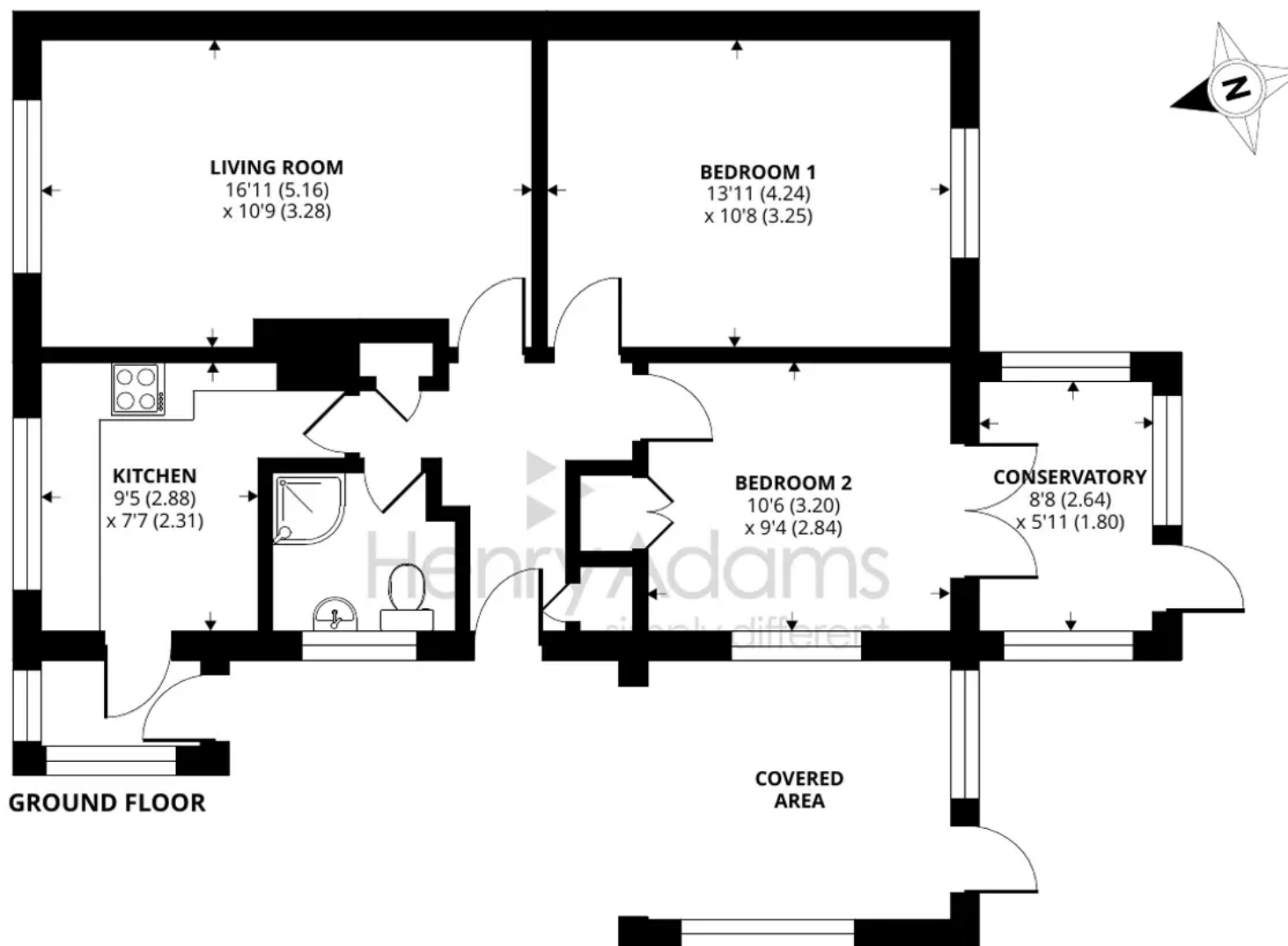
Inside, the living room welcomes you with its spacious layout, providing the ideal space for relaxation, socialising & dining. The kitchen offers ample storage and preparation space, making cooking a delight. The bungalow boasts two generously sized double bedrooms, ensuring comfort for residents. Completing the property is the delightful conservatory, providing a wonderful space for unwinding and enjoying the scenic views of the garden. Double glazing and gas central heating guarantee year-round comfort.

The rear garden is mainly laid to lawn, along with a paved seating area offering the perfect spot for enjoying al fresco dining or simply basking in the sun. A wooden shed provides storage for garden essentials. The property also benefits from a well-maintained driveway, accommodating off road parking for two cars and benefiting from a covered section.

Council Tax: C, Freehold, EPC : D

- Semi Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Ideal Location A Level Walk To The High Street & Bus Route
- Double Glazing & Gas Central Heating
- Driveway Providing Off Road Parking For 2 Cars
- Enclosed Rear Garden





## 27 Wellington Gardens, Selsey, Chichester

Approximate Area = 833 sq ft / 77.3 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 2024. Produced for Henry Adams. REF: 1073436





## Henry Adams - Selsey

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