



17 Orchard Avenue, Selsey
Guide Price £375,000 Freehold

17 Orchard Avenue

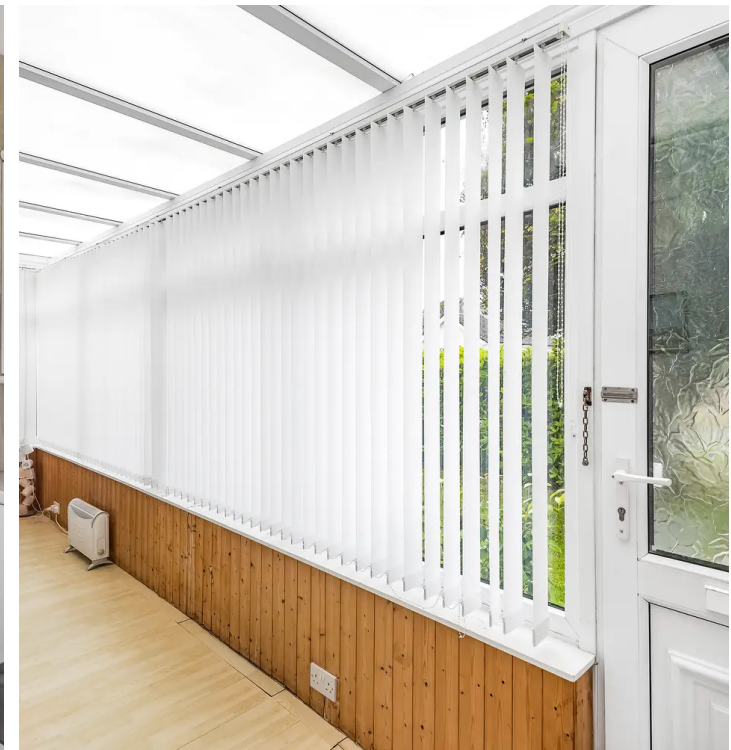
Selsey, Chichester

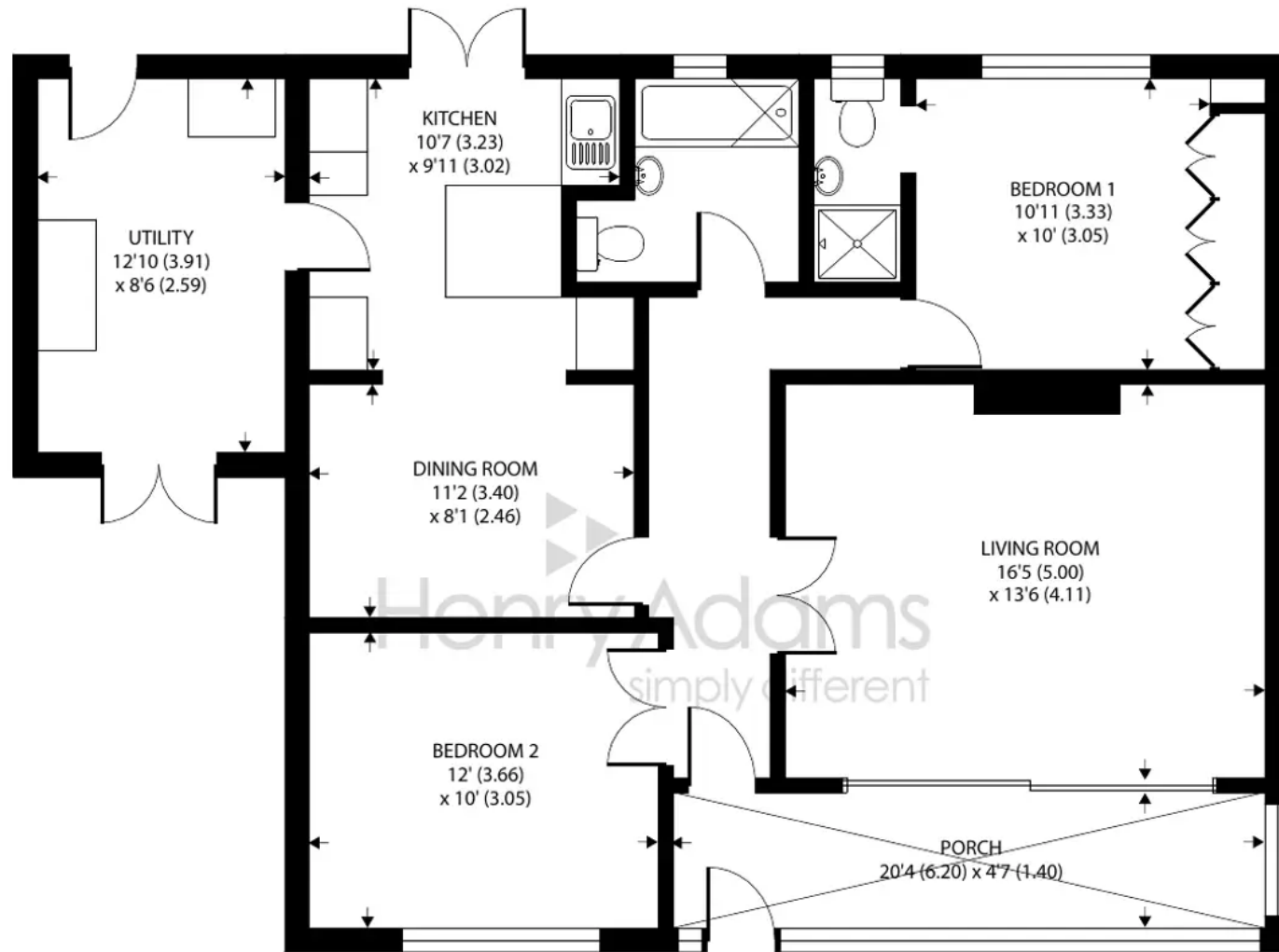
This charming detached bungalow with 2 double bedrooms, has a spacious entrance porch leading into the entrance hall. There is a dining room that opens into a functional kitchen and a utility room adds an extra element of practicality to the property.

Further enhancing the appeal of this bungalow is the presence of a bathroom and an en-suite to bedroom one, ensuring privacy and convenience for the occupants while bedroom two is currently arranged as a music room. The property includes gas central heating, double glazing and off-road parking to the front with the additional potential to expand and construct a garage, if desired, by way of double gates into the garden. Situated within close proximity to local amenities and the beach this property caters to a diverse range of needs. Finally, the absence of an onward chain provides an opportunity for swift ownership.

Council Tax : D, Freehold, EPC : D

- Detached bungalow
- Two double bedrooms
- Spacious entrance porch
- Living Room
- Dining Room opening into the kitchen
- Utility room
- Bathroom and en-suite to bedroom one
- Off road parking and space/scope to build a garage
- Close proximity to amenities and beach
- No onward chain





GROUND FLOOR

17 Orchard Avenue, Selsey, Chichester

Approximate Area = 1053 sq ft / 97.8 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 2024. Produced for Henry Adams. REF: 738491





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