



55 Sunnymead Drive, Selsey

Guide Price **£485,000**

55 Sunnymead Drive

Selsey, Chichester

This well presented chalet-style detached bungalow offers modern living throughout having been significantly modernised and updated since 2022, with improvements including updated electrics, new boiler & radiators, new roof, new bathrooms and kitchen. With four double bedrooms, including a ground floor bathroom and an en-suite shower room to bedroom one on the first floor, this property is perfect for families or those looking for extra space.

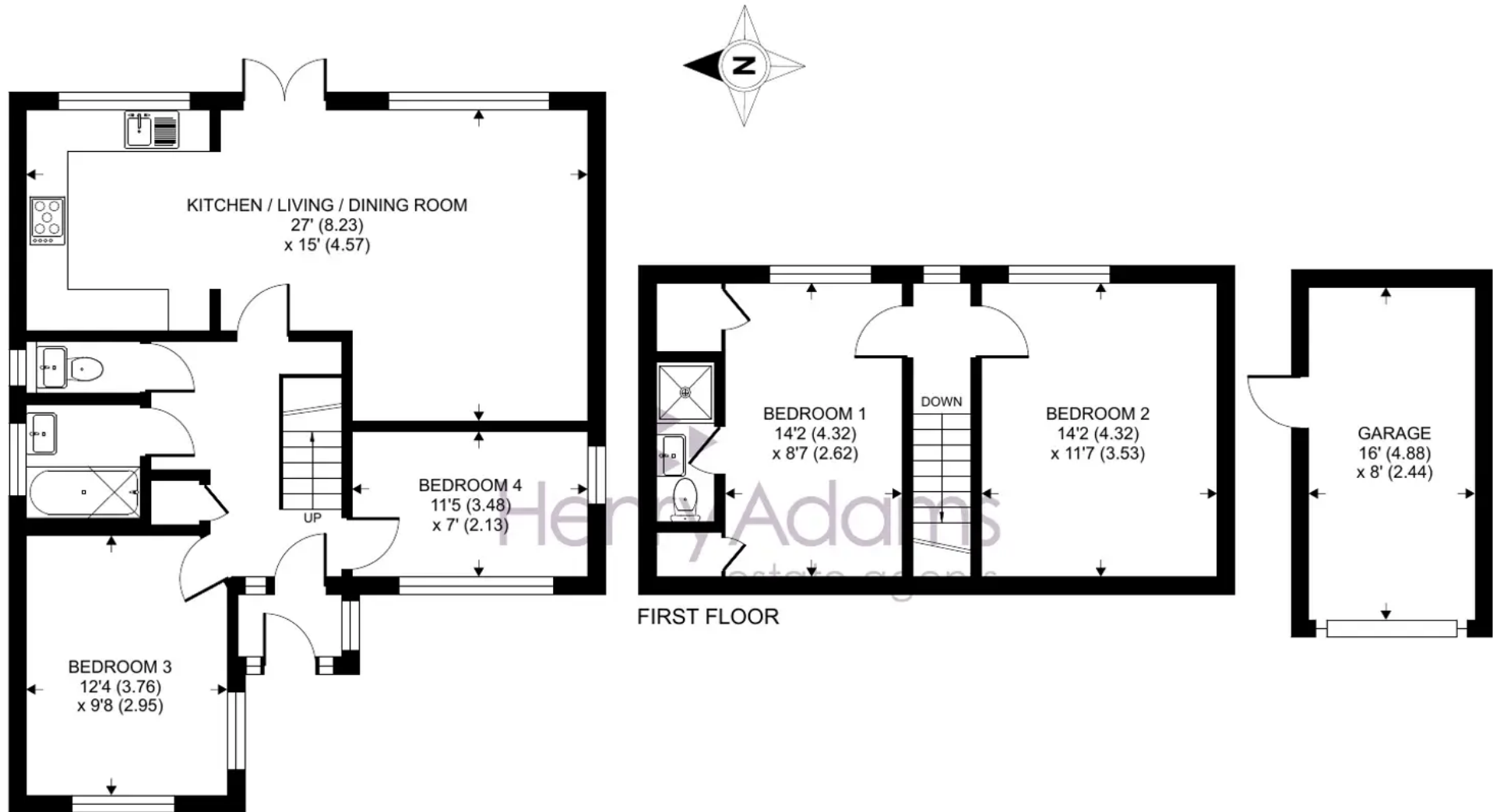
The open plan living & dining area provides a light and airy feel, creating the perfect space for entertaining or relaxing while also being open plan to the kitchen.

The westerly facing rear garden is a private oasis, mainly laid to lawn with a shaped patio seating area adjacent to the property. This outdoor space is perfect for enjoying the sunshine and alfresco dining whilst here is also a driveway and garage, providing ample off-road parking and additional storage space.

Council Tax: E, Freehold, EPC: D

- Chalet Style Detached Bungalow
- Four Double Bedrooms
- Open Plan Living
- Westerly Facing Rear Garden
- No Forward Chain
- Driveway & Garage
- Significantly modernised & updated since 2022





GROUND FLOOR

55 Sunnymead Drive

Approximate Area = 1113 sq ft / 103.4 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1241 sq ft / 115.2 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 2024. Produced for Henry Adams. REF: 1077314





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