



16 St. Itha Close, Selsey, West Sussex PO20 0AB

Guide Price £450,000 (F)

Beautifully presented detached bungalow in prime sought after location

16 St. Itha Close, Selsey, West Sussex, PO20 0AB

This beautifully presented detached bungalow offers comfortable and stylish living. Boasting two double bedrooms, this home is perfect for small families or those seeking a convenient downsizing opportunity. EPC-D, Council tax-D.

Upon entering, the entrance hall provides access to all the principal rooms, one of which is a spacious living room featuring a partially vaulted ceiling, creating a bright and airy atmosphere. The kitchen is fitted with integrated appliances, ensuring that culinary endeavours are a breeze. Additionally, the property boasts a conservatory, perfect for enjoying the views of the surrounding greenery. Situated on a corner plot, the gardens wrap around two sides of the property, providing ample outdoor space for relaxation and entertaining. A block-paved driveway offers off-road parking, while a garage and garden store room provide convenient storage solutions. Located in a quiet cul-de-sac, this home offers tranquillity while also being within close proximity to the High Street and transportation links, making it the perfect choice for those seeking convenience and comfort.

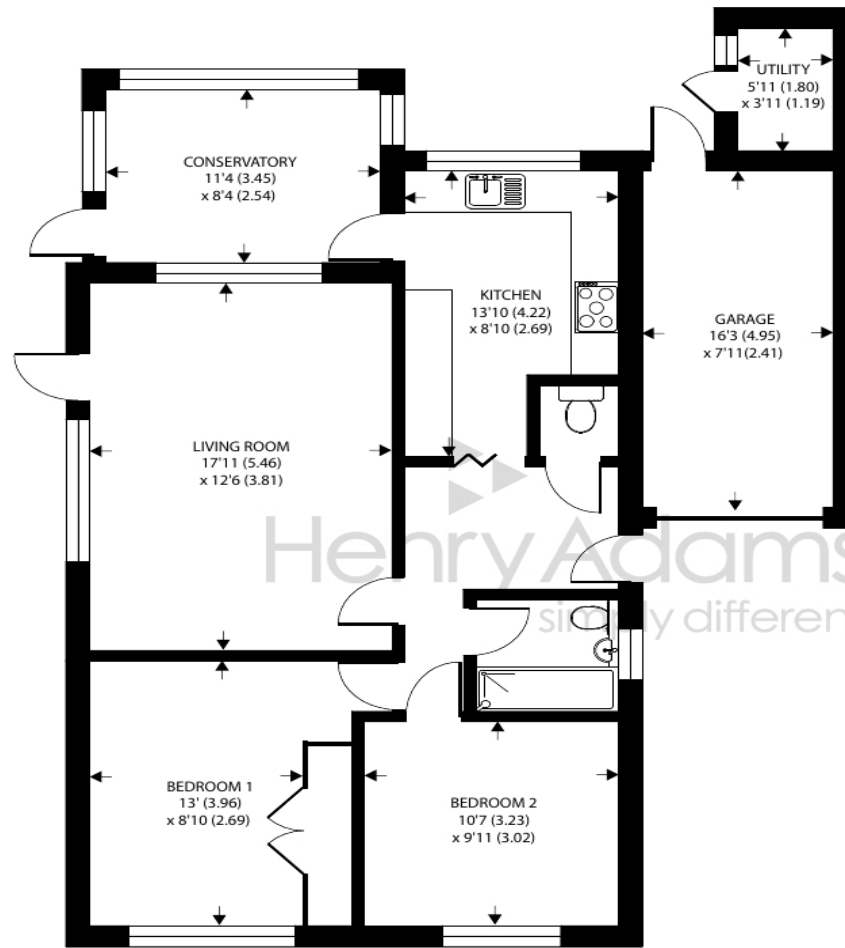
- **Detached Bungalow**
- **Two Bedrooms**
- **Living Room With Vaulted Ceiling**
- **Conservatory**
- **Corner Plot**
- **Block Paved Drive and Garage**
- **Cul-de-sac Close to High Street**

Details correct: 22/11/2023

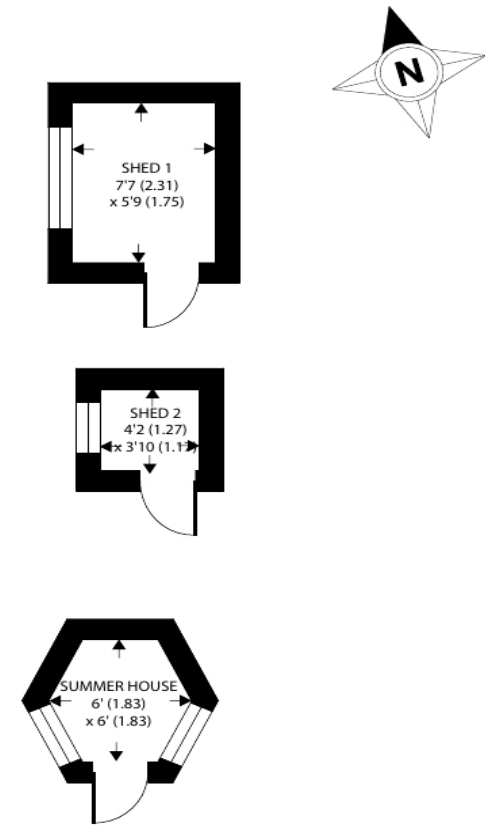
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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





GROUND FLOOR



16 St. Itha Close, Selsey, Chichester

Approximate Area = 862 sq ft / 80 sq m

Garage = 132 sq ft / 12.3 sq m

Outbuilding(s) = 114 sq ft / 10.6 sq m

Total = 1108 sq ft / 102.9 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). © nche.com 2023. Produced for Henry Adams. REF: 1059460

Description Continued

The corner plot on which this property resides offers a unique advantage with its wraparound private gardens. Here, you can enjoy the serenity of nature, surrounded by areas of lawns and vibrant flower and shrub borders. Connecting these garden areas are resin laid pathways that guide your journey through the peaceful retreat. The delightful outdoor space is perfect for outdoor dining, hosting barbeques, or simply soaking up the sun. For those in need of additional storage a garage with an up and over door, providing flexibility and convenience. With a personal door granting direct access to the garden, bringing in gardening tools or outdoor equipment has never been easier. This charming property not only showcases a stunning interior but also offers a delightful outdoor space that complements the overall tranquillity and beauty of its surroundings.



Directions

From our office in the High Street, turn right into East Street and take 3rd on the right into St Itha Road and proceed to the end of the road and turn right into St Itha Close.

Details Approved 22/11/2023