



12 Bonnar Road, Selsey

Guide Price £475,000 Freehold



# 12 Bonnar Road

Selsey, Chichester

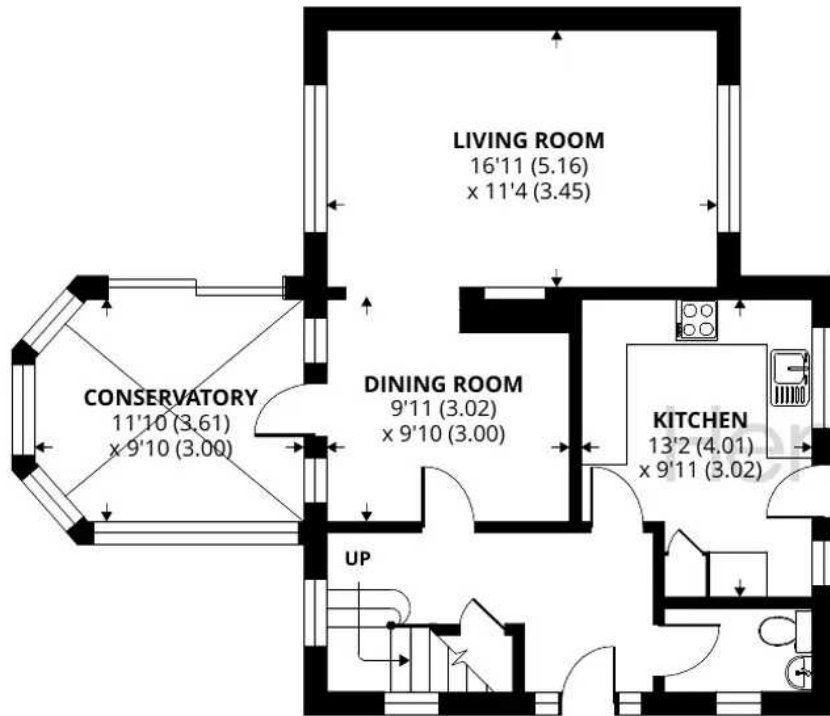
Nestled on a lovely corner plot is this substantial and private three bedroom detached house.

Approaching the property from any one of the three access gateways, a covered entrance welcomes you through the front door to the parquet floored hallway. Access to all the ground floor rooms can be had from here with the accommodation comprising, generous sized kitchen, dining room, a conservatory and living room and downstairs cloakroom. With the property having been totally rewired and completed in 2011. There are aerial and telephone points, hard wired smoke alarms along with double glazing and gas central heating throughout.

On the first floor, the principle bedrooms can be found. The main bedroom benefits from WC, wardrobes and airing cupboard and bedroom 2 has a large cupboard space. The main bathroom with shower cubicle and an office area can also be found on this floor. The office has been used as a 4th bedroom in the past. At the very top of the house is the third largest bedroom which offers storage space in the eaves as well as a distant sea glimpse out of the Velux window.

- Council Tax: E
- Freehold
- EPC:D

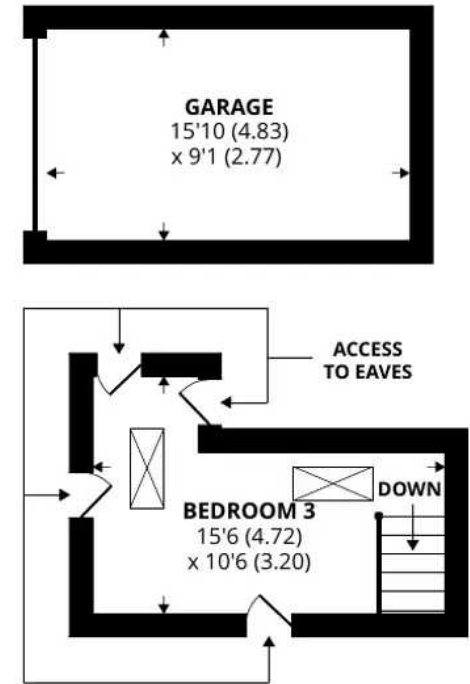




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Area = 1390 sq ft / 129.1 sq m  
Garage = 149 sq ft / 13.9 sq m  
Total = 1539 sq ft / 143 sq m

For identification only - Not to scale









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Externally, the property benefits from two separate hard standing parking areas as well as a garage with an electronically operated roller door. The wrap around garden houses plenty of mature shrubs and hedgerows affording the property substantial privacy as well as multiple patio areas including out buildings.

- Detached House
- Three Double Bedrooms
- Corner Plot Location
- Living Room and Dining Room
- Conservatory Situated To The West Of Selsey
- Garage with Electric Roller Door
- Two separate, gated, off road parking areas

## Location

Selsey is situated on the southern most point of West Sussex, with mile long beaches enjoying fabulous sunrise and sunsets. The High Street has an array of shops, restaurants and pubs with a private dentists, and local health centre.

Offering all year round living this is an ideal place to bring up a young family or retire to with churches, schools and clubs for all ages. It is also a popular holiday location with good bus service and links to Chichester where the Festival Theatre can be found along with the Cathedral and train station to take you further afield.







## Henry Adams - Selsey

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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