



**45 Grafton Road, Selsey**

Guide Price **£299,950** Freehold

# 45 Grafton Road

Selsey, Chichester

Introducing this two-bedroom detached bungalow, situated in a desirable residential area. In need of modernisation.

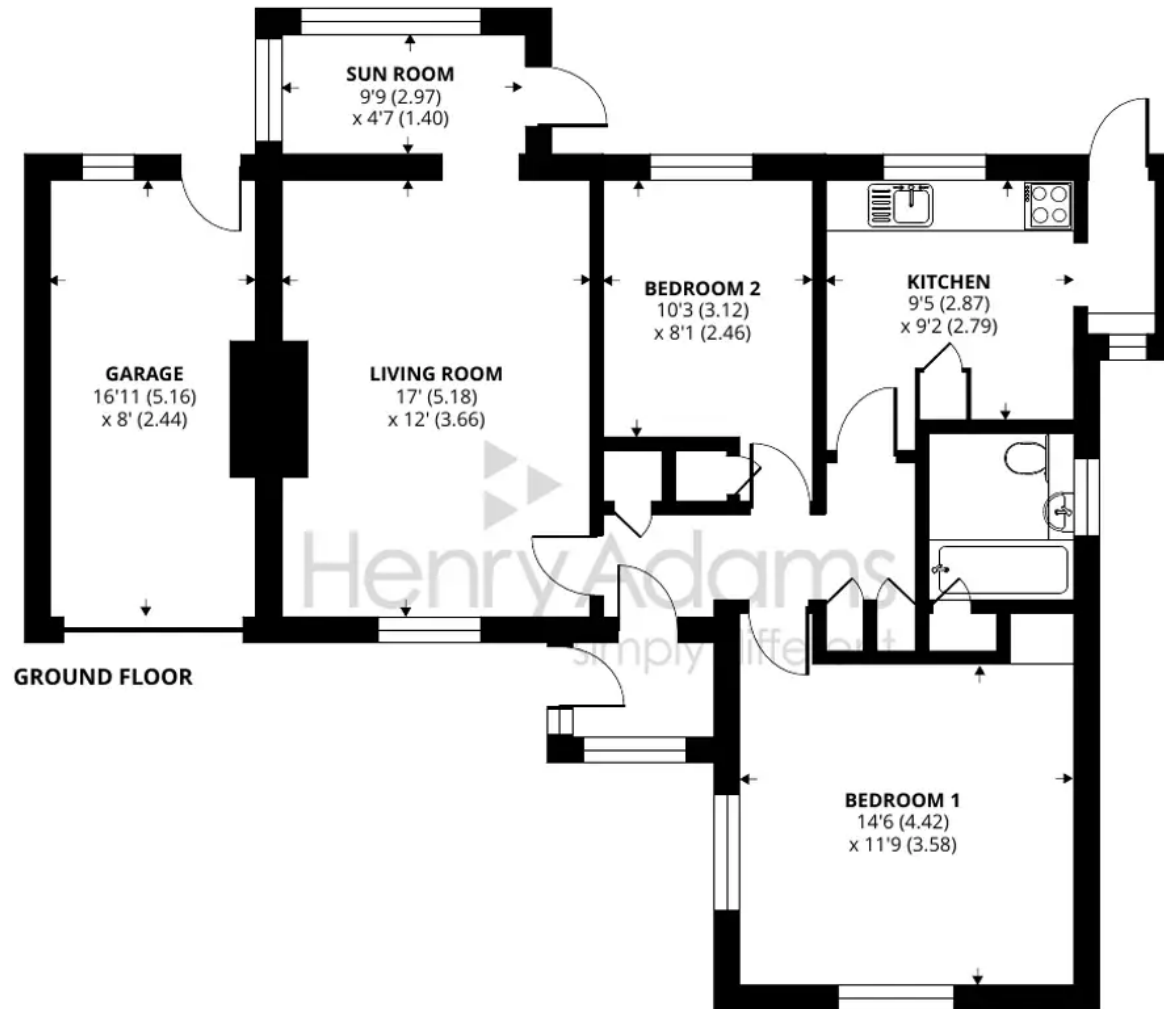
Upon arrival, a driveway welcomes you, providing ample off-road parking for a couple of cars (once cleared). The addition of a garage, complete with an electric door, ensures both security and convenience. Upon entering the property, you are greeted by the entrance hall where doors lead off to all rooms. The living room giving access to a sun room on the rear of the home. The kitchen benefits from the addition of a utility area with space to house a fridge/freezer along with a door to the garden. Like the rest of the home, the kitchen offers the opportunity for a complete overhaul.

To complete this offering, the property encompasses front and rear gardens (both of which are currently overgrown) but once cleared, the gardens provide the perfect canvas for horticultural enthusiasts or those simply looking to enjoy outdoor living. These green spaces, ready to be sculpted to your desires, offer plenty of room for landscaping, al fresco dining, or even a summer escape.

Council Tax: D, Freehold, EPC: F

- Full Modernisation Required
- Two Bed Detached Bungalow
- Living Room, Sun Room
- Kitchen
- Garage With Driveway





GROUND FLOOR

## Grafton Road, Selsey, Chichester, PO20

Approximate Area = 963 sq ft / 89.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 1059216





## 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