



**4 Latham Road, Selsey**

Guide Price **£450,000** Freehold

  
**Henry Adams**  
estate agents

# 4 Latham Road

Selsey, Chichester

Nestled within a sought-after position, this well-presented detached bungalow offers comfortable living. Boasting two double bedrooms, a living room complemented by a delightful sunroom, and a modern kitchen, this property provides plenty of space for relaxation and entertainment. The addition of an ensuite shower room connected to the main bedroom ensures convenience to the occupants while the additional bathroom offers practicality for every-day living. The property has gas central heating, double glazing and spray foam insulation in the loft space. Residents can benefit from a driveway with space for a couple of cars and a garage. The south-facing garden offers a serene outdoor escape, perfect for enjoying the sunshine and al fresco dining. Located in close proximity to the high street and a convenient bus route you can leave the car at home if needing to head out for a pint of milk. This property presents a perfect blend of tranquillity and accessibility for the discerning homeowner. The south-facing garden offers a serene outdoor escape, perfect for enjoying the sunshine and al fresco dining. Located in close proximity to the high street and a convenient bus route you can leave the car at home if needing to head out for a pint of milk. This property presents a perfect blend of tranquillity and accessibility for the discerning homeowner.

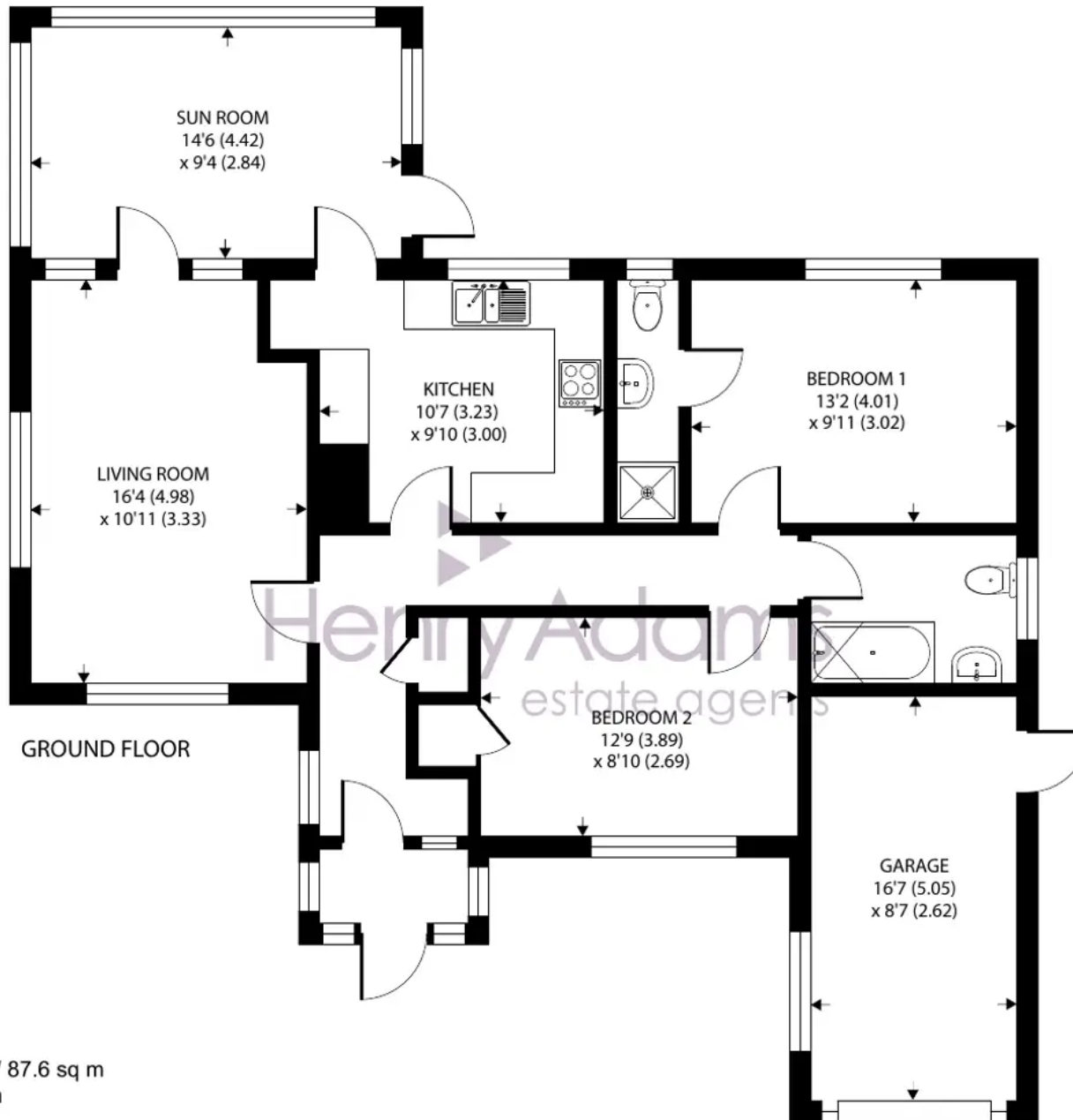
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Approximate Area = 943 sq ft / 87.6 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale





# 4 Latham Road

Selsey, Chichester

This detached bungalow features 2 double bedrooms, a living room with a sunroom, modern kitchen, en-suite, and additional bathroom. The property includes a driveway, garage, south-facing garden, and is conveniently located near amenities. EPC-tbc, Council tax-D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented detached bungalow
- Two double bedrooms
- Living room & sun room
- Kitchen
- En-suite shower room to bedroom one
- Bathroom
- Driveway & garage
- South facing garden
- Close to the high street and bus route
- No onward chain





## 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