



9 Orchard Avenue, Selsey

Guide Price £345,000 Freehold

  
**Henry Adams**  
estate agents



# 9 Orchard Avenue

Selsey, Chichester

Nestled in a peaceful location within a short walk of the seafront, local pubs, restaurants and the shops on the high street, this charming two-bedroom detached bungalow presents an exciting opportunity for those seeking a property to make their own. Offered for sale with no forward chain but in need of some modernisation, the home offers a blank canvas for adjustment with a spacious living room, and a separate dining room for seamless entertainment. The bedrooms, both double in size offer sufficient space, with bedroom one offering a built in wardrobe. The accommodation is completed by a good sized shower room, the kitchen and a veranda at the front of the property.

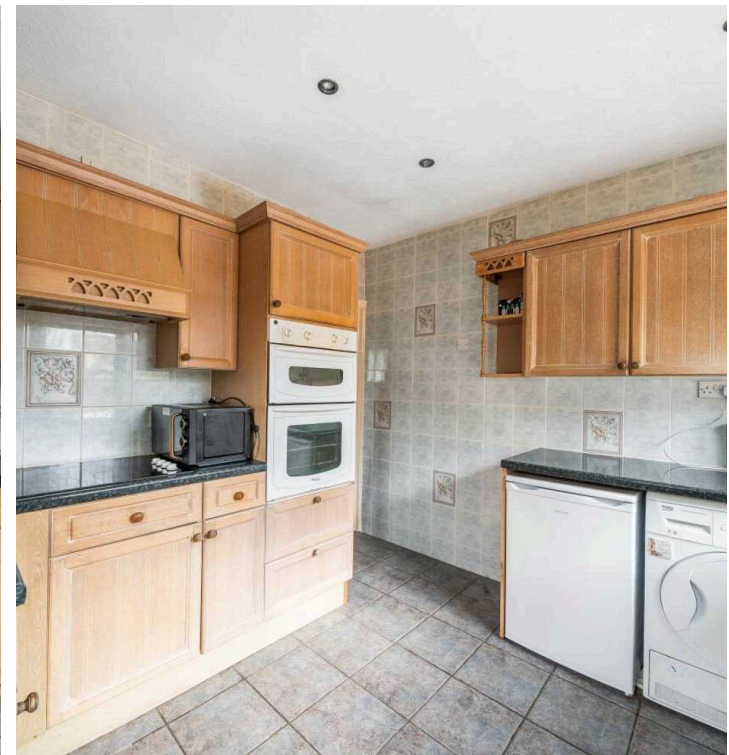
Externally, the sizable rear garden which widens beyond the end of the garage, invites endless possibilities to design your ideal outdoor oasis allowing landscaping dreams to flourish. A garage and off-road parking for multiple vehicles also provide convenience. With no forward chain, this blank canvas awaits your personal touch so come and have a look at this charming bungalow at your earliest convenience!

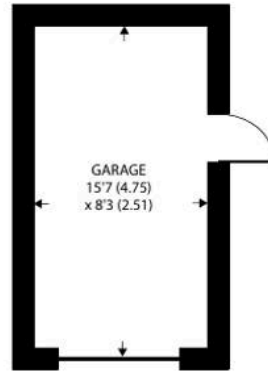
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





Approximate Area = 842 sq ft / 78.2 sq m

Garage = 122 sq ft / 12 sq m

Total = 971 sq ft / 90.2 sq m

For identification only - Not to scale









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Selsey, Chichester

Charming 2-bed detached bungalow in peaceful location. Modernisation opportunity with spacious living & dining rooms, double bedrooms, one with wardrobe. Sizable rear garden, garage, off-road parking. No forward chain.

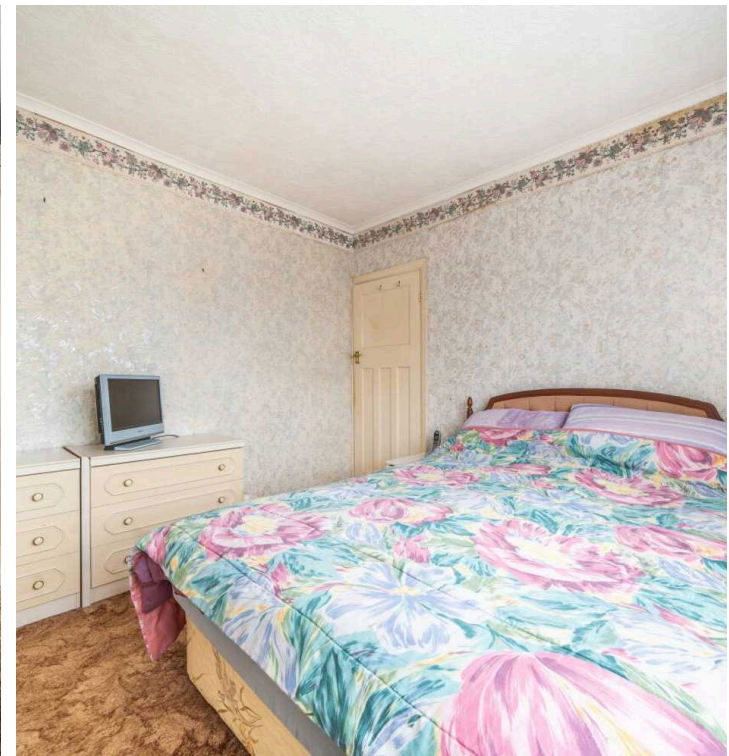
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Two Bedroom Detached Bungalow
- In Need of Modernisation
- No Forward Chain
- Large Living Room
- Dining Room
- Separate Garage
- Off Road Parking for Multiple Vehicles
- Sizable Rear Garden







## 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