



11 Landseer Drive, Selsey - PO20 0EQ

Guide Price £275,000 Freehold ****CHAIN FREE****



STRIDE & SON

11 Landseer Drive

Selsey, Nr. Chichester

Located to the east of the village centre, and just a short walk to local shops, beach and a bus route, a 2-bedroom semi-detached bungalow with off street parking.

- Occupying a corner plot with deceptively spacious accommodation.
- Offered for sale with no onward chain
- Bright sitting/dining room at the centre of the layout.
- Modern fitted kitchen with oven, hob and extractor.
- Two double bedrooms with good natural light.
- Recently installed shower room with contemporary fittings.
- Driveway parking for two cars to the front.
- Side area with space for a boat, caravan or additional parking
- South-facing rear garden designed for low maintenance.
- Summer house with electricity plus two timber sheds

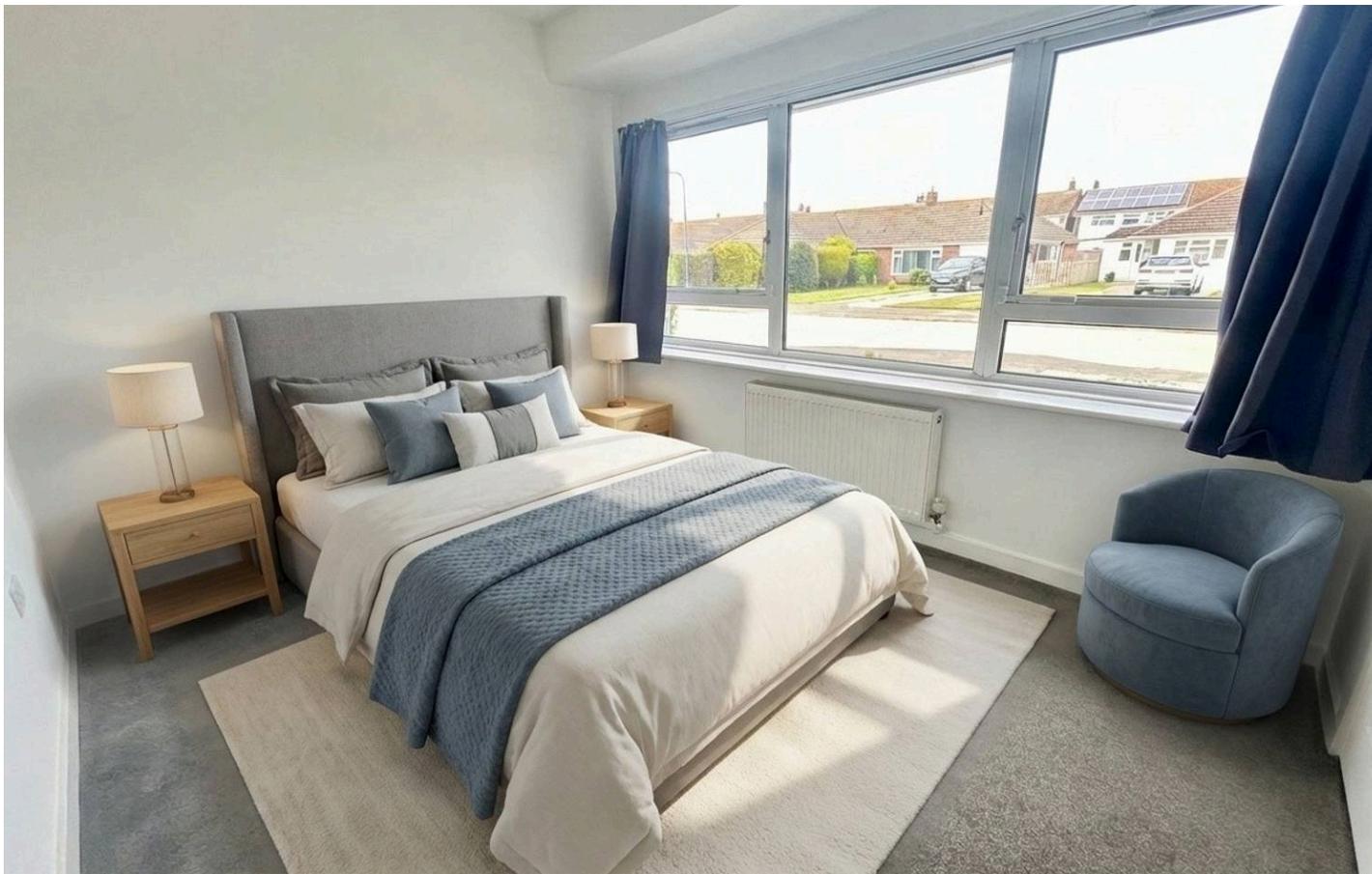


VIRTUALLY STAGED - Furniture added for illustration purposes only



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ACCOMMODATION:

Occupying a corner plot, the property offers deceptively spacious accommodation and is being sold with no onward chain.

The accommodation comprises an entrance hall with useful store cupboard, sitting/dining room, small, modern kitchen with a range of base and wall cupboards, electric oven, gas hob with cooker hood over and feature splash back panel, space for washing machine and door to the rear garden. There are 2 double bedrooms and a modern, newly installed shower room with enclosed shower cubicle, vanity unit, low level WC, tiled floor and heated ladder rack towel rail.

Outside the property is approached to the front via a driveway providing off street parking for 2 cars. There is a small area of lawn, and a side gate provides access to the side of the house with further space for a boat/caravan and is currently shingled. To the rear of the property is a further south facing shingle garden area with a summer house (with electricity) and 2 large timber sheds.



LOCATION:

The coastal town of Selsey, which lies some 8 miles south of Chichester city centre, has a good range of shops and facilities catering for most everyday needs. There are a good range of smaller independent shops, eateries and also an Asda supermarket with petrol station on the outskirts. The town has both primary and secondary schools, a doctors' surgery, Catholic and Church of England churches as well as several public houses.

There is a regular bus service from Selsey to Chichester, connecting with the A27 Chichester bypass, which links with the A3(M) to the west providing a route north to the M25. Chichester's centrally located train station provides services along the coast to Portsmouth and Brighton, and to London Victoria.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

INFORMATION: Services: All main | Local Authority: Chichester District Council | Council Tax Band: Band B | Energy Rating: Band D

N.B. All internal images have been virtually staged and are for illustrative purposes only







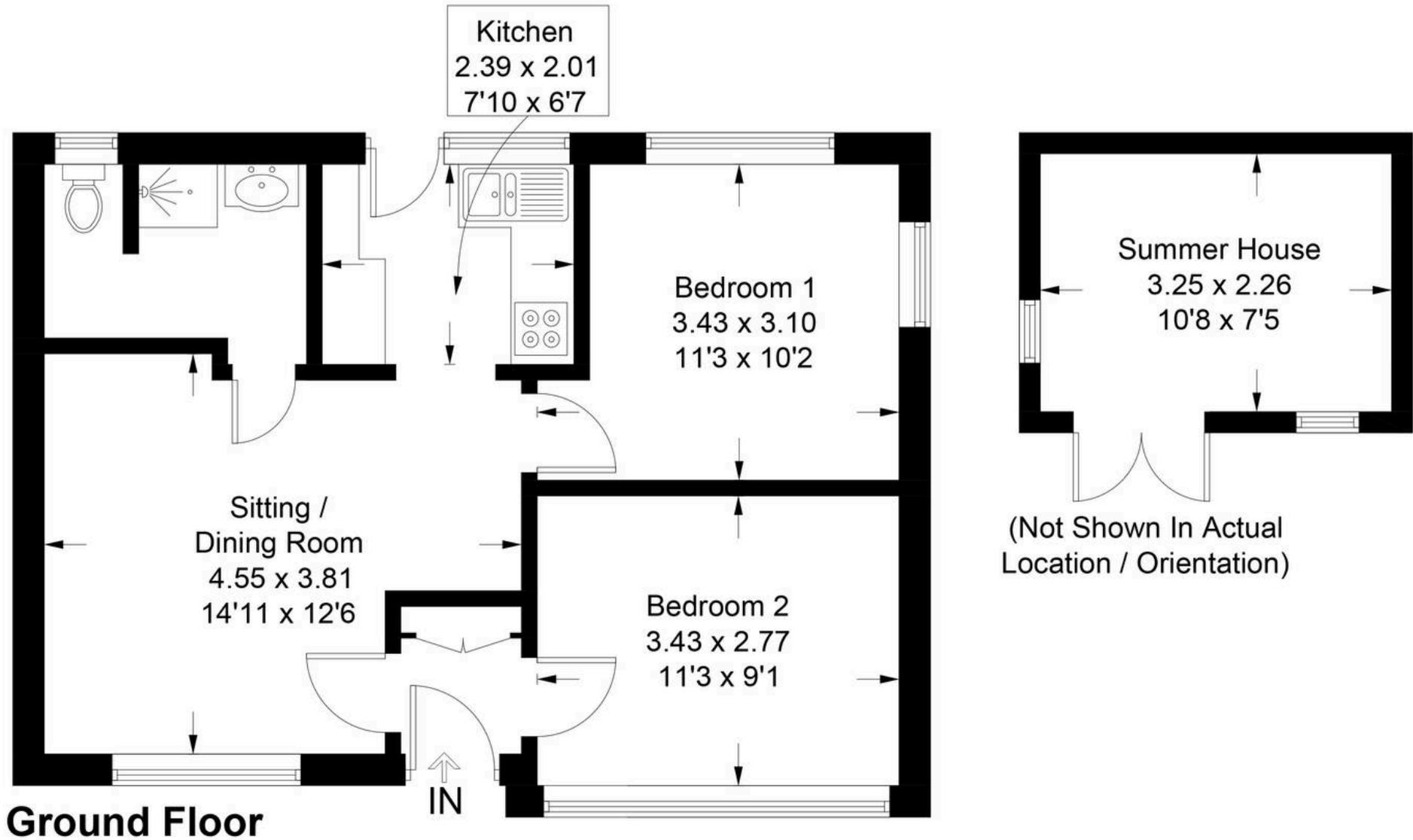
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Approximate Gross Internal Area = 46.9 sq m / 505 sq ft
Summer House = 8.2 sq m / 88 sq ft
Total = 55.1 sq m / 593 sq ft



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1165878)



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