



55 Manor Lane, Selsey, PO20 0NX

Guide Price £350,000 Freehold

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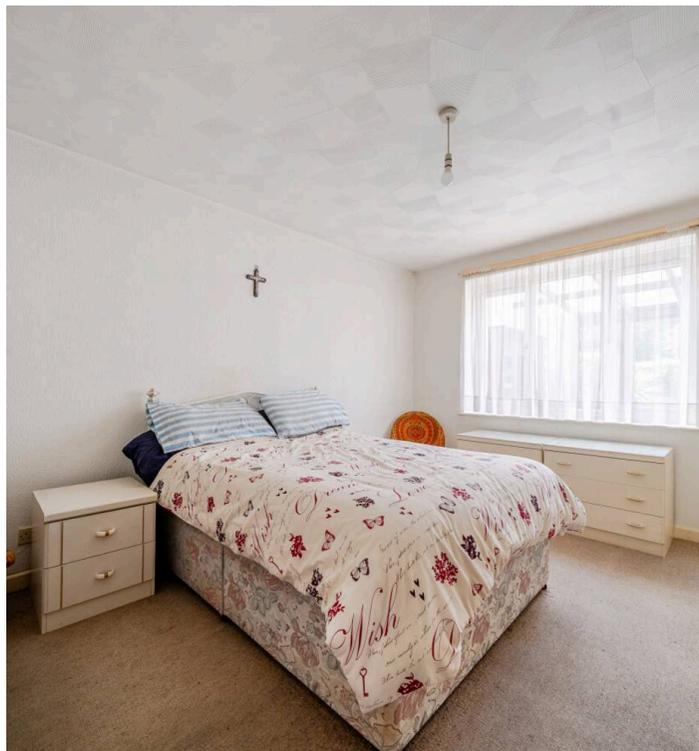
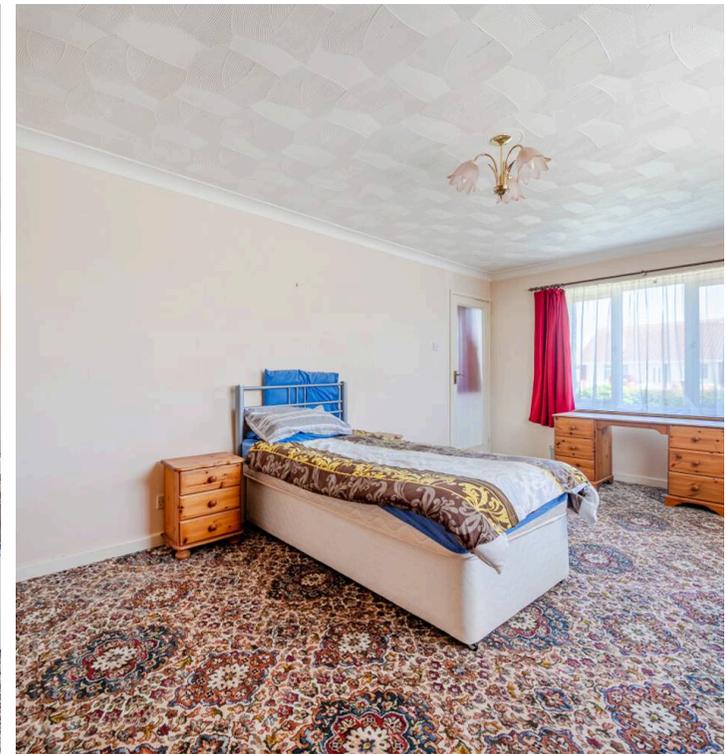
Selsey, Chichester

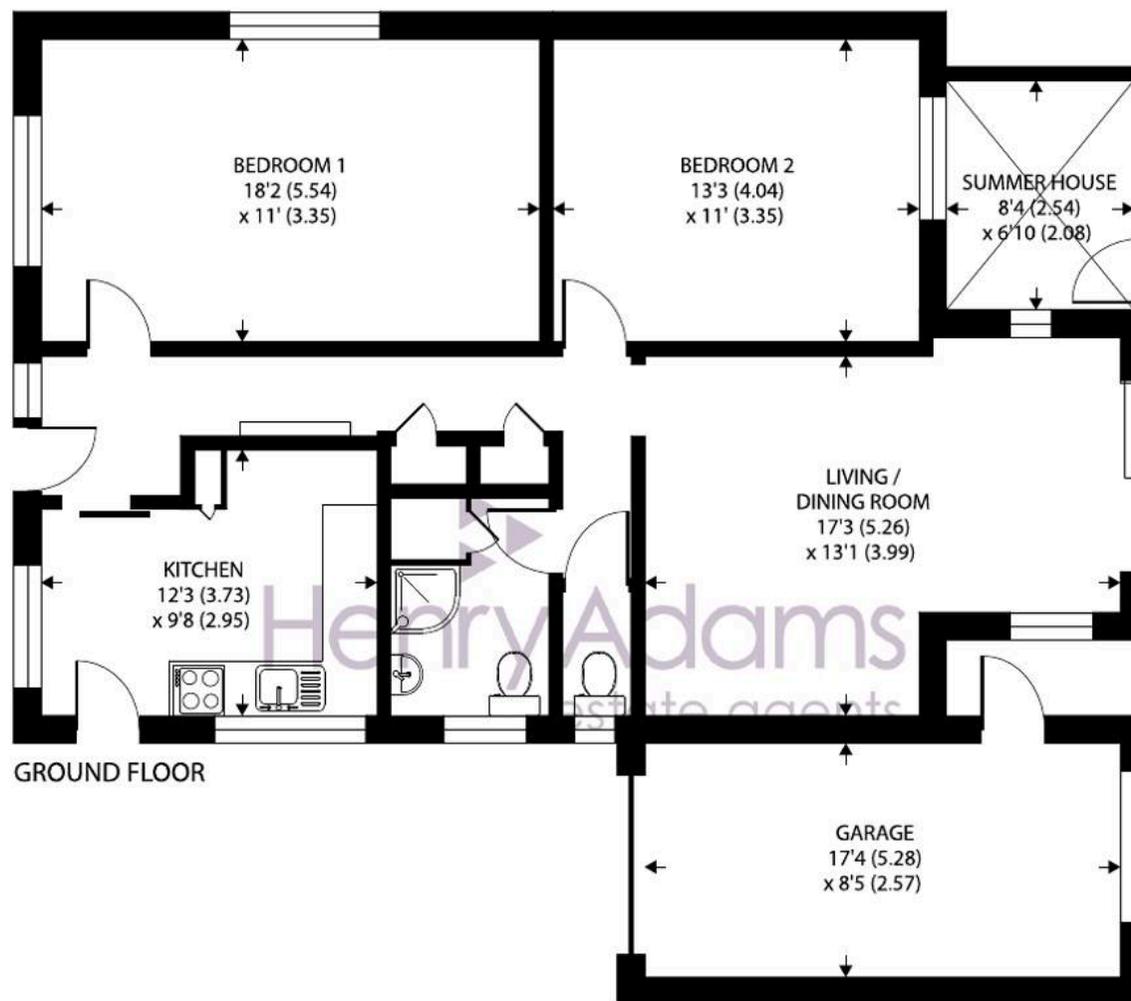
Introducing this charming detached bungalow boasting convenience with close proximity to local amenities, shops and a bus route. This property presents an exceptional opportunity for those seeking a peaceful and comfortable abode in a well-connected neighbourhood.

The accommodation comprises two well-appointed double bedrooms, with one boasting an impressive 18ft in length, offering ample space for relaxation and rest. The thoughtful layout ensures privacy and functionality, catering to the needs of individuals or small families alike.

The living room serves as the heart of the home, providing a welcoming atmosphere for relaxation. Here, direct access to the westerly facing 75ft rear garden allows for seamless indoor-outdoor living, inviting natural light and fresh air to permeate the space. The garden presents a tranquil sanctuary for outdoor activities or simply unwinding amidst nature's beauty.

- Detached bungalow in close proximity to shops & bus route
- Two double bedrooms
- Living room with direct access to the garden
- Two toilets
- Westerly facing 75ft (approx) rear garden
- No onward chain
- Driveway, partially covered by a car port & garage





Approximate Area = 932 sq ft / 86.5 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale





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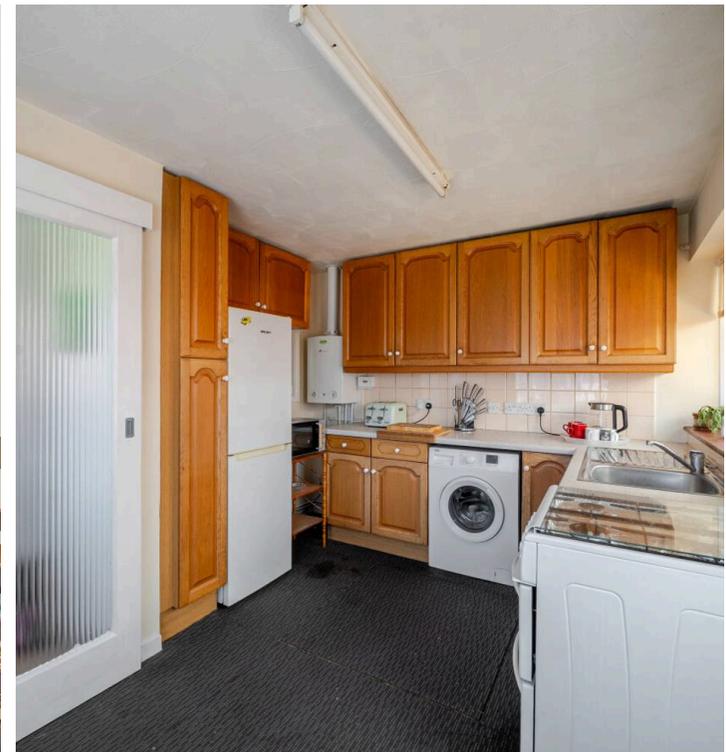
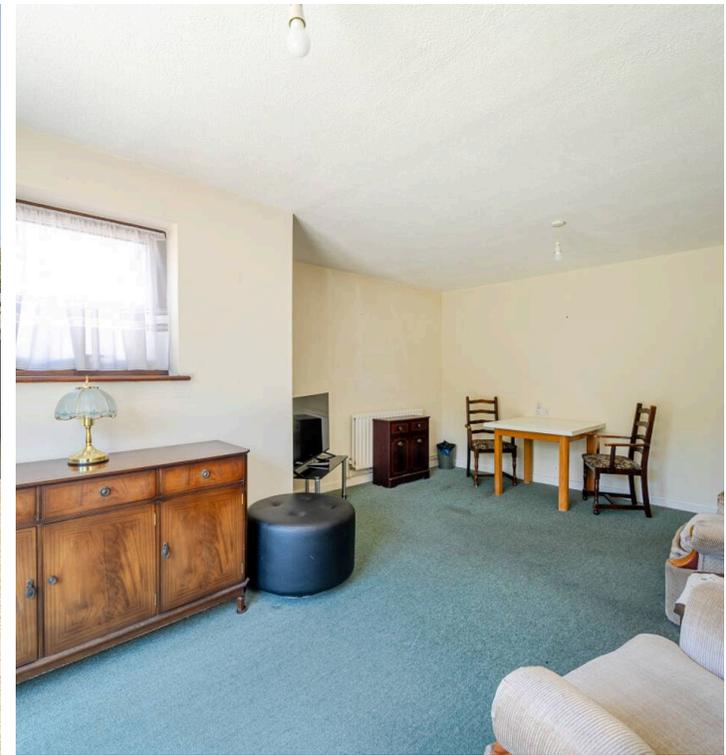
Selsey, Chichester

This property features a kitchen breakfast room and two toilets for added convenience, catering to modern lifestyles and enhancing daily comfort. Moreover, the absence of an onward chain presents a rare opportunity for a smooth and efficient purchase process, allowing the new owners to move in and settle without delay. This property is ready and waiting to embrace its new inhabitants, offering a blank canvas for personalisation and transformation.

Outside, a driveway provides off-road parking options, with the added benefit of being partially covered by a carport and a garage, ensuring protection for vehicles and additional storage space.

Council tax-C £2,243.91

EPC Energy Efficiency Rating: C





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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.