



12 Drift Road, Selsey, PO20 0PW

Guide Price £285,000 Freehold

# 12 Drift Road

Selsey, Chichester

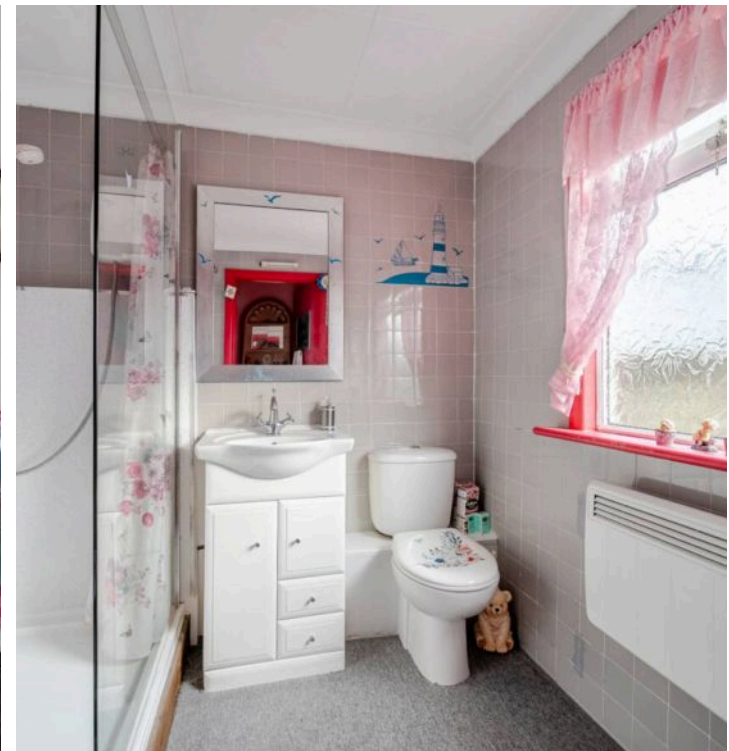
This detached bungalow offers a rare opportunity to acquire a versatile home in a desirable coastal location, situated within just 200 metres of the beach. The property is of non-traditional construction (encased asbestos is present within the construction), and therefore only available to cash buyers, providing potential for further enhancement, subject to any necessary consents.

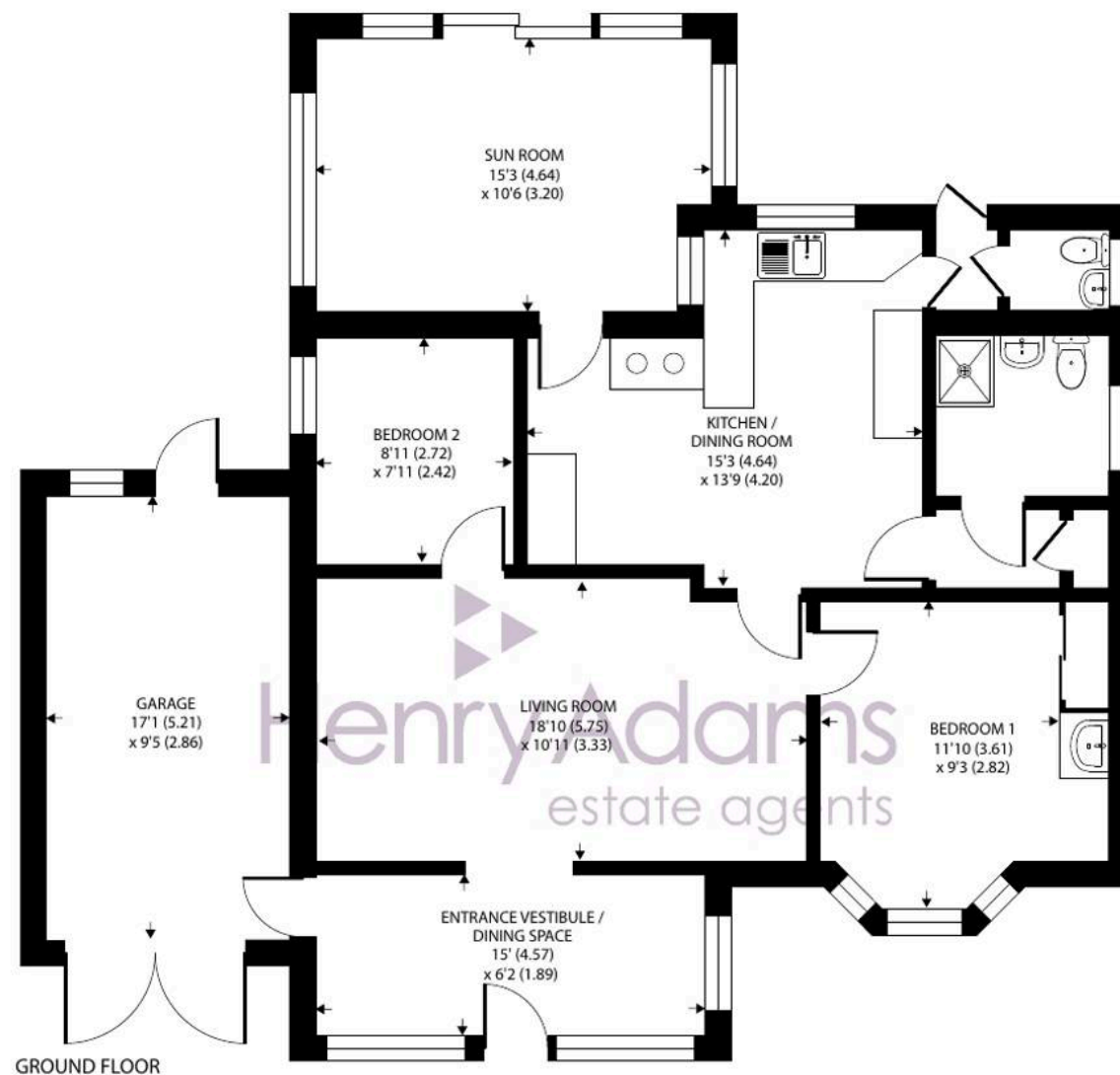
Upon entering the bungalow, you are welcomed by a bright conservatory/sun room that serves as both an entrance vestibule and a sitting area. This space seamlessly leads into the open plan living room, which is flooded with natural light and enjoys a log burner. The kitchen breakfast room features a range of fitted units and work surfaces. The layout ensures that the kitchen remains the heart of the home, with easy access to the main living spaces.

The remainder of the accommodation comprises two double bedrooms and a sun room overlooking the rear garden. The shower room is fitted with a shower, w/c and wash hand basin. There is also an additional cloakroom, enhancing the practicality of the home. The property benefits from off-road parking, ensuring that residents have a convenient place to leave their vehicles. In addition, there is a garage that provides valuable storage space or the potential for use as a workshop or hobby area.

Council Tax band: C

EPC Energy Efficiency Rating: E





Approximate Area = 962 sq ft / 89.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1122 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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## 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