



28 Blackberry Lane, Selsey, PO20 9JW

Guide Price £360,000 Freehold

 **Henry Adams**
estate agents

28 Blackberry Lane

Selsey, Chichester

Nestled in a peaceful cul-de-sac, this well presented detached bungalow offers a superb opportunity for those seeking comfortable and modern single-level living.

The property features two double bedrooms, each benefiting from built in wardrobes that provide ample storage space. The inviting living room is filled with natural light and leads seamlessly into a bright conservatory, itself stretching along the rear of the home and creating an ideal setting for relaxation or entertaining guests. The modern kitchen is equipped with integrated appliances, offering both functionality and style for every-day cooking. A sleek and modern shower room adds to the property's appeal, ensuring convenience and comfort.

Throughout the bungalow, gas central heating and double glazing contribute to a warm and energy efficient environment. Practicality is further enhanced by the presence of a driveway and garage, providing secure parking and additional storage options. The property's low maintenance gardens to both the front and rear are designed for ease of care, allowing residents to enjoy attractive outdoor spaces without the need for extensive upkeep.

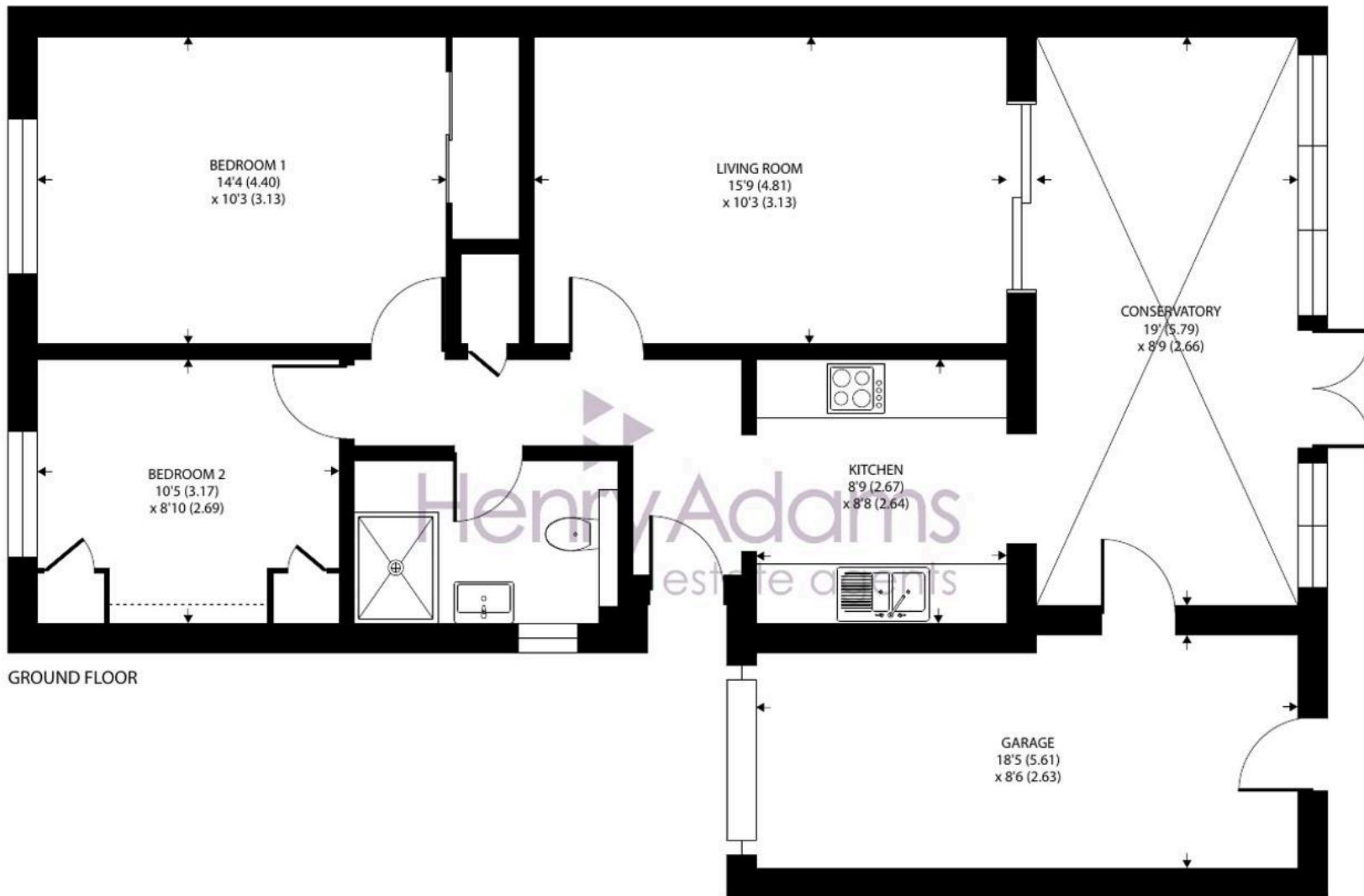
Council Tax band: D

EPC Energy Efficiency Rating: C









Approximate Area = 811 sq ft / 75.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • selsey@henryadams.co.uk • www.henryadams.co.uk/

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