



Green Lane, Selsey

Price £295,000

AVAILABLE WITH NO ONWARD
CHAIN

LIGHT/SPACIOUS DETACHED
BUNGALOW

TWO DOUBLE BEDROOMS

Side aspect double glazed front to entrance porch, door to hallway.

Hallway

Doors to all principle rooms, radiator, room thermostat, access to the loft space with fitted ladder, airing cupboard housing a foam insulated hot water cylinder, both electric and gas meters, shelving for linen storage, space for coats and boots.

Bedroom One 14'9 x 12'2 4.50m x 3.70m

Front aspect double glazed bay window, radiator with thermostatic valve, coved ceiling, telephone point, large fitted wardrobe with triple sliding front panels.

Bedroom Two 12'8 x 9'4 3.85m x 2.85m

Front aspect double glazed window, radiator with thermostatic valve, coved ceiling.

Sitting/Dining Room 19'5 x 12'6 5.92m x 3.81m

Side aspect double glazed window, rear aspect double doors to conservatory, telephone and T.V point, coved ceiling.
Conservatory 3.80m x 1.75m

Double glazed, with side aspect door to garden.



Kitchen 10'11 x 9'0 3.34m x 2.75m

Dual aspect double glazed windows, rear aspect door to garden and patio, a range of wall and floor mounted units, space and plumbing for white goods, floor standing electric oven with four hob gas burner, stainless steel one and half bowl sink with drainer matching mixer tap, fitted cupboard housing a wall mounted gas fired central heating boiler.

Shower room 1.95m x 1.74m

Side aspect double glazed window with privacy glass, dual shower enclosure with mixer tap and shower attachment, matching white suite, pedestal hand wash basin, low level W.C




Outside**Front Elevation**


Driveway creating off street parking for two vehicles, mostly laid to lawn and bordered with a selection of established plants/shrubs, dual side access to rear of property.

Rear Elevation

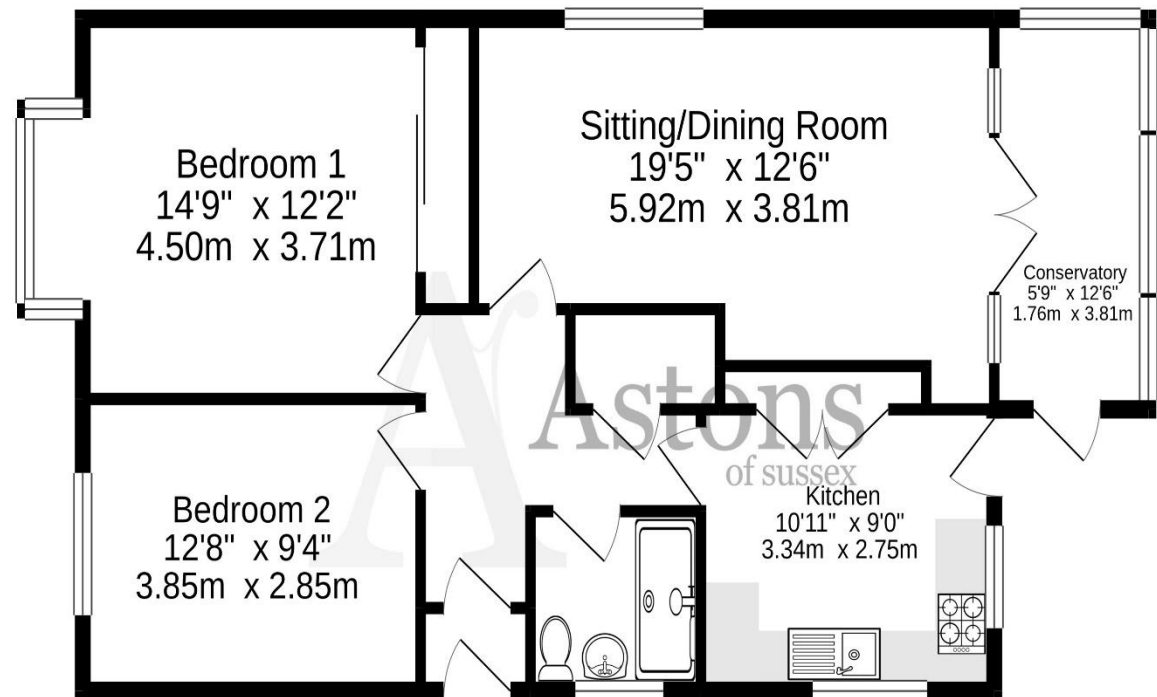
Concrete hard standing creating additional off street parking, vehicular access via Ursular avenue, further detached garage with power and light, electric up and over door and side pedestrian door to garden, secure gated private south facing rear garden with fenced boundary, laid to lawn with a selection of established plants/shrubs and trees, small patio area, dual side access to front of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A	<div>53</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Ground Floor
819 sq. ft. (76.1 sq. m.) approx.



TOTAL FLOOR AREA : 819 sq. ft. (76.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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