



70 Marine Drive,
Selsey,
West Sussex, PO20 0ST

Price £270,000

This Two Double Bedroom Extended semi detached bungalow is situated the East side of Selsey. Carport and parking. Garden. Offered with no forward chain.

Extended accommodation

22ft Living Room leading to rear garden

Two double bedrooms with fitted wardrobes

Modern kitchen and shower room

Gas heating, double glazing and parking

Rear storage room and carport



Entrance Hall

Double glazed front door leading to entrance hall. Radiator, access to loft space, airing cupboard housing factory insulated hot water cylinder. wall mounted thermostat, storage cupboard

Lounge 22'0" (6.71m) x 11'4" (3.45m)

Extended room with double glazed French doors and matching side panels leading to rear garden. TV point. Radiator. Coved ceiling.

Kitchen 11'4" (3.45m) x 10'0" (3.05m)

Part tiled walls, range of rolled edge work surface, inset single drainer sink unit, cupboards and drawer units in maple effect, matching wall mounted cupboards with task lighting beneath, inset four burner ceramic hob and eye level double fan assisted electric oven and grill, wall mounted Worcester gas central heating boiler installed 2018, digital timer, double glazed window to rear elevation overlooking garden, space and plumbing for automatic washing machine. door to

Bedroom One 12'5" (3.78m) x 11'4" (3.45m)

Plus wardrobe recess. Double glazed picture window to front elevation. Radiator. Range of floor to ceiling sliding doors incorporating two mirrored panels giving access to wardrobe space with hanging space and storage. Fitted blinds.

Bedroom Two 11'1" (3.38m) x 8'0" (2.44m)

Double glazed window to front elevation. Radiator. Range of fitted bedroom furniture comprising of wardrobes to either side of bed space with bridge unit above.

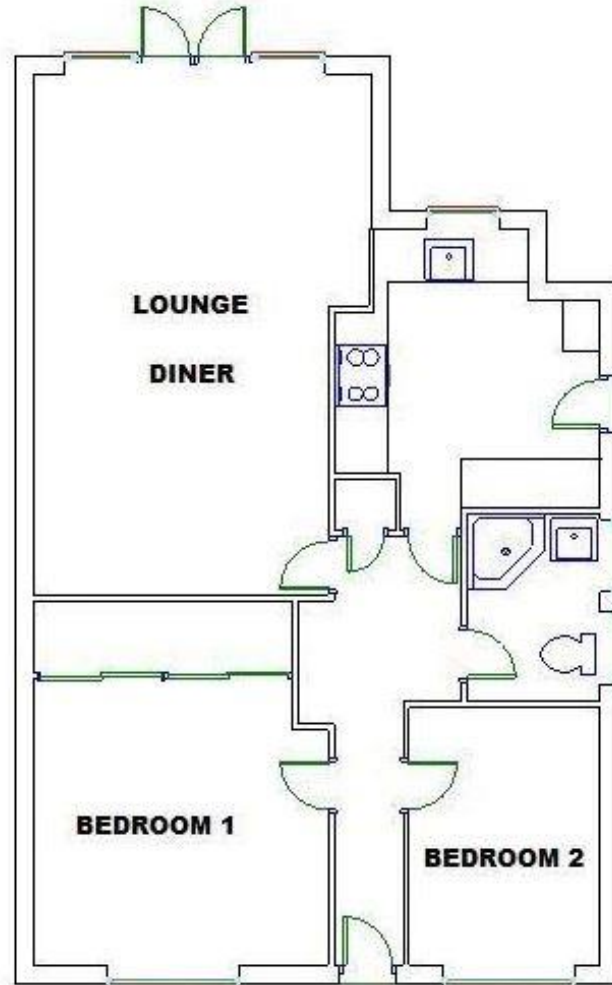
Shower Room

Tiled walls. Curved shower cubicle with fitted electric Mira shower, vanity unit with wash hand basin and cupboard beneath, mixer tap. Dual flush close coupled WC. Radiator. Double glazed frosted window. Shaver and light point.

Outside

Driveway affording off road parking leading to car port. Covered area to side bridging the car port with up and over door to





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	69	
(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		
(81-91) B		87
(69-80) C	66	
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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