



# Manor Lane, Selsey

Price £260,000

Superbly present presented Two Bedroom Semi Detached Bungalow. Completely refurbished in 2018. Garage, driveway and garden. Offered with no forward chain.



**Entrance Hall**

Double glazed front door with obscured glass panel to entrance hall. Meter cupboard housing consumer unit (rewired 2017), laminate flooring, cloaks cupboard with cupboard over, ceiling mounted smoke detector, downlighters, access to loft space via ladder, radiator with thermostat.

**Living Room 17'0" (5.18m) x 12'2" (3.71m)**

Radiator with thermostat. TV point, coved ceiling, downlighters, double glazed patio doors to rear garden. Storage cupboard.

**Kitchen 10'4" (3.15m) x 7'8" (2.34m)**

Newly fitted in a range of modern cupboards and drawers to include deep pan drawers with rolled edge work surfaces and matching wall mounted units. Inset single stainless steel sink unit with mixer tap, space and plumbing for washing machine, inset four burner gas hob and aluminium splashback, canopy over and electric oven below. Cupboard housing Glow Worm gas boiler installed 2018 supplying hot water and central heating. Double glazed window to rear and double glazed frosted window to side, double glazed door to side. Radiator with thermostat. Integrated fridge and freezer, downlighters, laminated flooring.

**Bedroom One 13'4" (4.06m) x 11'5" (3.48m)**

Downlighters, radiator with thermostat, double glazed window to front elevation.

**Bedroom Two 10'0" (3.05m) x 9'5" (2.87m)**

Downlighters, radiator with thermostat, double glazed window to front elevation.

**Bathroom**

Modern white suite installed in 2018 comprising panelled bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level dual flush WC. Double glazed frosted window. Extractor fan. Tall ladder chromium heated towel radiator.

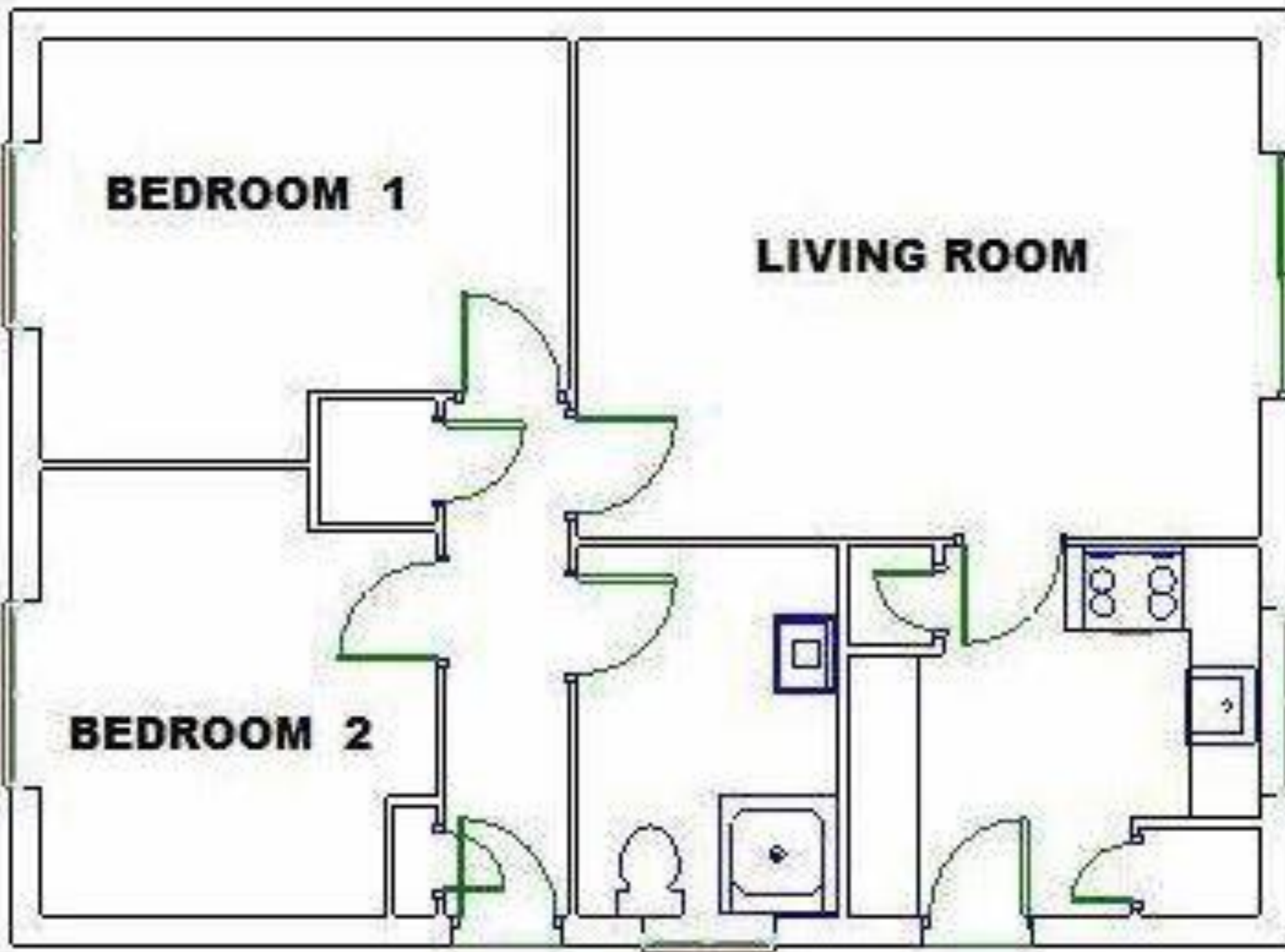
**Outside****Garage**

Approached via driveway and double gates. Up and over door.

**Council Tax C EPC Band E****Rear Garden**

Laid to lawn with paved patio and mature shrubs.





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