



Energy Efficiency Rating	
Current	Potential
67	58
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
A (92 plus)	
B (81 - 91)	
C (69 - 80)	
D (55 - 68)	
E (39 - 54)	
F (21 - 38)	
G (1 - 20)	

1 Orpen Place, Selsey, PO20
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft
Produced for Stride & Son Estate Agent.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Selsey

1 Orpen Place, Selsey, Chichester, West Sussex, PO20 0EN.

Tucked away in a quiet cul-de-sac location in a popular residential area on the eastern side of Selsey close to local shops, bus services and the beach, 1 Orpen Place is a well-presented modern semi-detached bungalow. The property offers surprisingly good accommodation including a dual aspect sitting/dining room, kitchen/breakfast room, **3 bedrooms**, an ensuite shower room and a family bathroom. It also benefits from gas fired central heating, off road parking and a pleasant enclosed rear garden.

The vibrant seaside town of Selsey is situated approximately 8 miles south of Chichester and is well served by a good range of amenities including a great selection of shops, pubs, restaurants, a leisure centre, sports clubs and primary and secondary schools.

The accommodation is arranged as follows:

UPVC double glazed front door with outside light to side opening to:

ENTRANCE HALL: Storage cupboard with shelving housing gas and electricity meters and fuses. Door to:

SITTING/ DINING ROOM: 19’4 x 11’10 narrowing to 9’6. Woodblock flooring. Radiator. Double aspect room with UPVC double glazed window to front of property and UPVC double glazed double doors opening to rear garden. Door to:

KITCHEN/BREAKFAST

ROOM: 16’3 x 9’5 narrowing to 8’. Wooden worktop with drainer with under mounted butler style sink and mixer tap with cupboards under providing space for washing machine and tumble dryer. Gas range cooker with cupboard to side and wall mounted cupboard above. Two further wall mounted cupboards. Space for fridge/freezer. Space and plumbing for slimline dishwasher. Tiled floor. Radiator. Two UPVC double glazed windows. UPVC double glazed door to rear garden. Door to:

BATHROOOM/WC: White suite comprising free standing roll top bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap with fitted mirror fronted medicine cabinet above. Low level WC. Tiled wall to one end. Tiled floor. Towel radiator. UPVC double glazed window.

From entrance hall, door to:

BEDROOM 1: 12’6 max x 10’4. Recessed wardrobe with cupboard above. Recessed airing cupboard housing hot water cylinder. Radiator. UPVC double glazed window. Door to:

ENSUITE SHOWER ROOM/

WC: Walk-in shower with fitted screens and Triton shower unit. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled floor. Radiator. Access hatch to loft space. UPVC double glazed window.

From sitting/dining room, opening to:

Inner hall with access hatch to loft space and storage cupboard housing gas fired boiler. Doors to:

BEDROOM 2: 11’1 x 9’. Radiator. UPVC double glazed window.

BEDROOM 3: 8’10 x 7’11. Radiator. UPVC double glazed window.

SERVICES: All main.

EXTERIOR: To the front of the property a concrete path leads to the front door and a personal gate to the side of the property allowing access to the rear garden. To the front there is also a couple of shrub beds and a shingle area providing off road parking. The rear garden is modest in size and enclosed by timber fencing with small lawned area and shingled area, flower and shrub beds, outside lighting and a path leading to a timber shed with power.

PRICE GUIDE: £245,000 FREEHOLD

DIRECTIONS: From the Whyke roundabout on the A27 Chichester bypass just south of Chichester city centre travel south on the B2145 signposted Hunston and Selsey. Staying on the B2145 travel for about 6.5 miles through the villages of Hunston and Sidlesham and at the roundabout upon reaching Selsey by the ASDA supermarket turn left along Manor Rd. At the crossroads, after about 0.5 mile, turn left along Beach Rd and after 0.2 of a mile turn right onto Constable Drive. Take the first turning on the right into Gainsborough Drive followed by the next left into Orpen Place where No.1 will be found round to the left at the end of the close.

Please Note: Neither the heating system nor the services have been checked by the Agents.

