



**Price**

**£450,000**

**Freehold**

3x  1x  1x 

**Sunnymead Drive,  
Selsey, Chichester, West  
Sussex, PO20**

**cubitt&west**  
Helping you move forwards





## Main features

- **Spacious, detached bungalow in sought-after location**
- **Only a short walk to the beach**
- **Fantastic sized lounge - ideal for hosting friends & family**
- **Generous sized garden with outbuildings**
- **Benefits from a garage & off road parking**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Diner: (L-shaped) 19'8 x 11'9  
(6.00m x 3.58m) plus 9'4 x 7'10  
(2.85m x 2.39m)

Kitchen: 10'3 x 10'2 (3.13m x 3.10m)

Bathroom: 7'10 x 5'6 (2.39m x 1.68m)

Bedroom 1: 12'8 maximum x 11'3  
(3.86m x 3.43m)

Bedroom 2: 12'8 x 8'1 (3.86m x 2.47m)

Bedroom 3: 8'6 x 8'0 (2.59m x 2.44m)

Conservatory: 30'5 x 8'5 (9.28m x 2.57m)

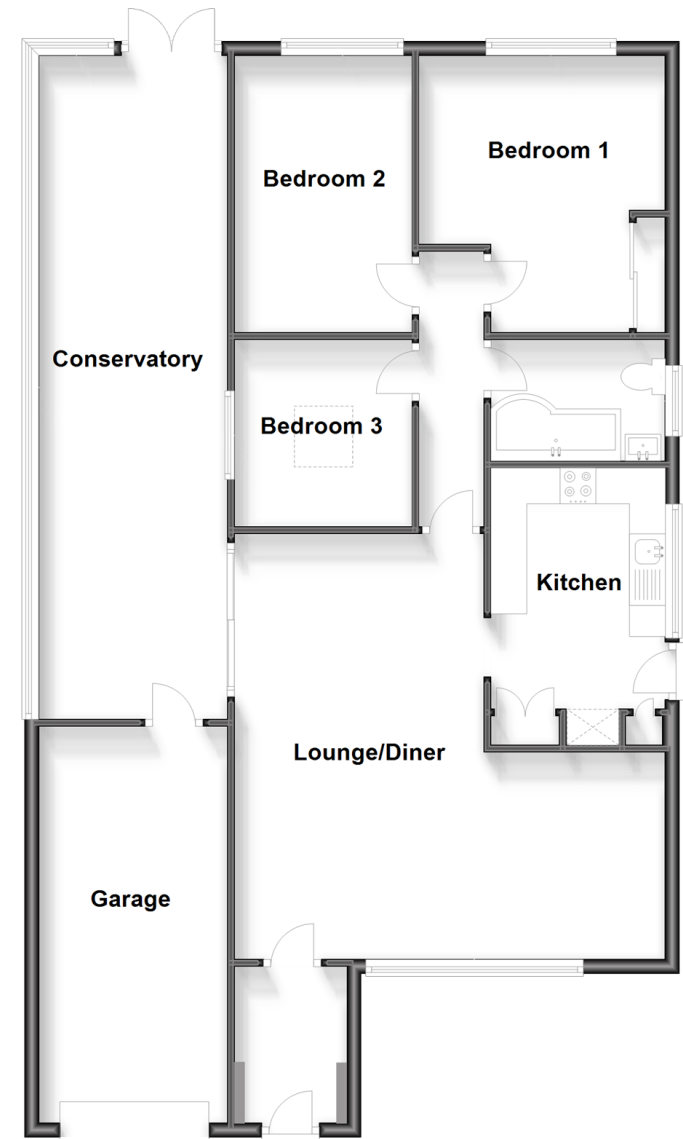
### OUTSIDE

#### Front & Rear Gardens

#### Garage & Off Road Parking

#### Outbuilding & Summer House

**Ground Floor**  
Approx. 120.1 sq. metres (1292.4 sq. feet)



**Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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