

REDWOOD & SONS

Estate Agents

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3 Manor Farm Court

Selsey, PO20 0LY

REFURBISHED, DETACHED BUNGALOW. NO CHAIN. VACANT POSSESSION. This property has undergone dramatic remodelling and has been finished to a high standard all within the last 3 years. The accommodation includes: entrance porch; inner hallway with storage cupboard; stylish refitted kitchen leading to the spacious open-plan living / dining room with sliding doors to front verandah and further sliding doors and patio doors opening onto the rear garden; study with patio doors to front verandah; three double bedrooms, two with ensuite shower rooms; family bathroom with separate shower unit; cloakroom. Outside to the front is a good-sized area of lawn with central pathway to the main entrance, gate access to rear garden and driveway with parking for 2 cars in front of the detached garage. Parking for a further 2 cars is available to the side of the property with double gates leading to the large west-facing rear garden which has a good-sized area of lawn and two separate patios ideal for entertaining family and friends. In addition, there is a useful garden shed / workshop, plus garden lodge with power and light. Replacement central heating boiler with warranty. The property has a secured fenced and gated boundary. EPC - C. Tenure - freehold. Council Tax Band - E.

£595,000

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- Detached bungalow
- Open-plan living / dining room
- Family bathroom & cloakroom
- West-facing rear garden, shed, garden lodge
- Planning permission for further large extension
- 3 double bedrooms
- Study
- Refitted kitchen
- 2 ensuite shower rooms
- Garage, driveway & parking for 4 cars

Kitchen

Living / dining room

29'10" x 24'3" (9.1 x 7.4)

Bedroom 3

11'9" x 9'2" (3.6 x 2.8)

Bathroom

Study

6'2" x 5'6" (1.9 x 1.7)

Cloakroom

Bedroom 1

17'8" x 12'9" (5.4 x 3.9)

Ensuite

Bedroom 2

17'8" x 10'2" (5.4 x 3.1)

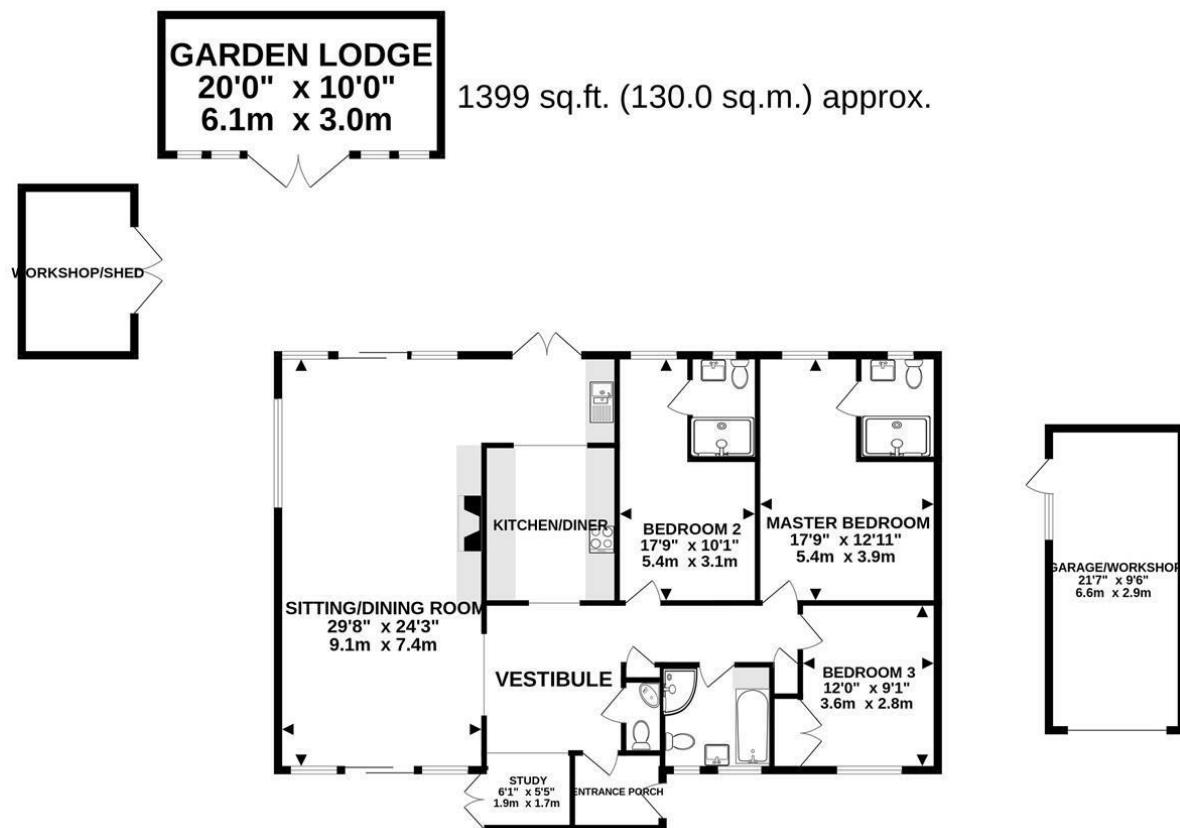
Ensuite



Directions



Floor Plan



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, all 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 not 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83
(81-91) B			
(70-80) 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		
(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		

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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)