



£360,000

A two bedroom, detached bungalow situated within the popular Woodingdean district, offered for sale with no onward chain and providing the opportunity to extend SNPP if required.

Selhurst Road lies adjacent to Cowley Drive and Brownleaf Road with bus services running close by providing access in to the city centre of Brighton and Hove. Offered for sale with no onward chain, this pleasant detached bungalow has two double bedrooms, good size front and rear gardens, whilst a private herringbone drive runs alongside the bungalow leading to a single garage. Internal viewing by appointment with vendors sole agents.

Double glazed door opening into entrance porch, further double glazed door opening into

Entrance hall

Radiator, central heating programmer, airing cupboard housing with lagged copper cylinder, fitted storage. Access to the roof space for retractable ladder providing the opportunity to create additional accommodation if required.

Lounge

Tiled fireplace with a fitted gas fire, sliding UPVC double glazed doors opening into

Conservatory

Glazed on three sides overlooking the rear garden, glazed door to the side.

Kitchen

Range of rolled edged working surfaces with cupboards both above and below, stainless steel single drainer sink, ceramic hob, fan assisted oven, standing space for fridge/freezer, wall mounted Valiant central heating boiler, dual aspect, double glazed windows to two sides, double glazed door leads out to rear porch.

Bedroom one

Range of fitted wardrobes and drawers, double glazed window to front, radiator.

Bedroom two

Double glazed window to the front, radiator, fitted

storage.

Shower room

Comprising of corner cubicle with electric shower, wash basin and fitted storage, double glazed window to the side, towel radiator.

Outside

Front garden

With stocked flower and shrub borders, herringbone block paved drive leading to

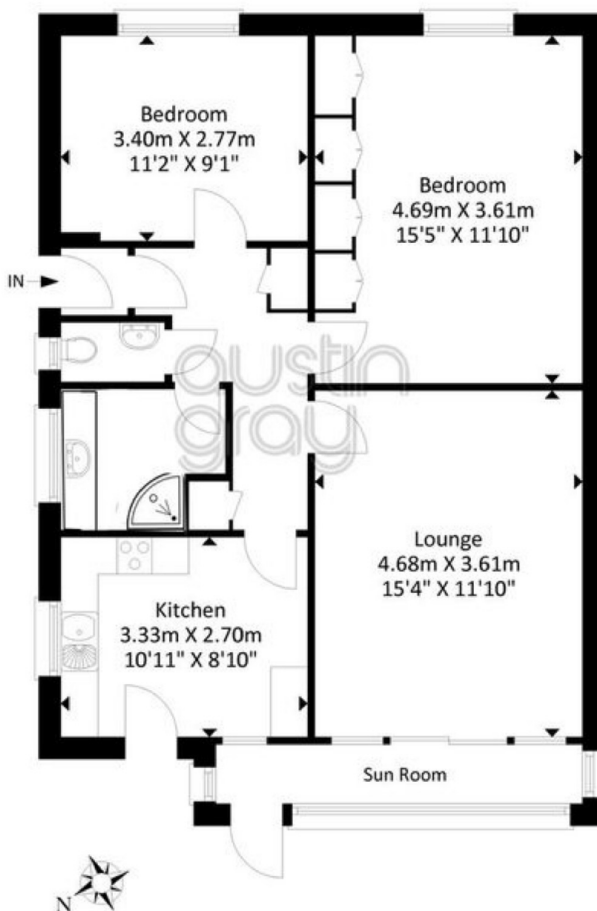
Single garage with up and over door, power and lighting.

Rear garden

Fenced boundaries with flower and shrub borders.



Selhurst Road



Approximate Floor Area
765.31 sq ft
(71.10 sq m)

Approximate Gross Internal Area = 71.10 sq m / 765.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT

Energy Performance Certificate																																																	
<p>29, Selhurst Road BRIGHTON BN2 6WE</p> <p>Dwelling type: Detached bungalow Date of assessment: 08-Jul-2010 Date of certificate: 08-Jul-2010 Reference number: 8560-6723-7700-0778-8000 Type of assessment: REGULAR, existing dwelling Total floor area: 67 m²</p>																																																	
<p>This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.</p>																																																	
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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