



3 The Horseshoe, Selsey

Guide Price £448,000

3 The Horseshoe

Selsey, Chichester

Grange house is a detached home with four double bedrooms and NO onward chain located in a desirable cul-de-sac within easy walking distance of the high street amenities.

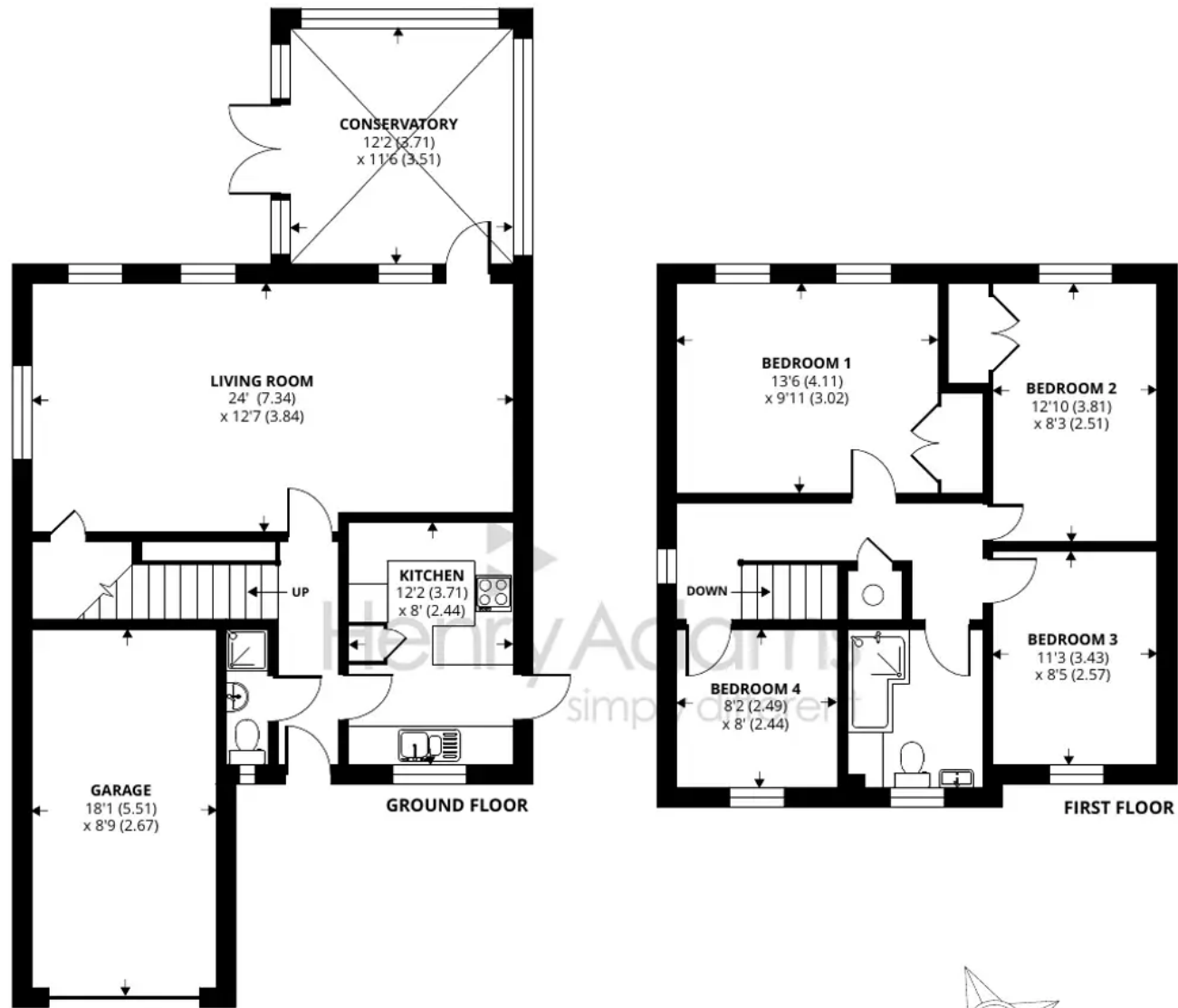
Approaching the property, a driveway provides off road parking whilst the remainder of the frontage is laid to lawn. A covered entrance with pillar to one side and double glazed front door opens to the central hallway where doors can be found to provide access into a ground floor shower room, kitchen and the 24ft living/dining room which runs the length of the back of the house. Off of the living/dining room there is a conservatory which allows for direct access into the south facing rear garden.

Heading to the 1st floor there is a family bathroom and four double bedrooms with the 2 largest having built in wardrobes. Both the rear facing bedrooms also enjoy an open view of the tennis courts and bowling green. Externally the front garden is laid to lawn with flower & shrub borders whilst the rear south facing garden is also mainly laid to lawn along with a shaped patio seating area and wooden shed for storage.

Council Tax: E, Freehold, EPC Rating: D

- Conservatory
- Four Double Bedrooms
- Garage And Off Road Parking
- Kitchen With Integrated Appliances
- 24' Living/Dining Room
- Southerly Facing Garden





3 The Horseshoe, Selsey, Chichester

Approximate Area = 1328 sq ft / 123.4 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 932928





Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any