



3 Woodland Road, Selsey

Guide Price **£474,950** Freehold


Henry Adams
estate agents

3 Woodland Road

Selsey, Chichester

Located to the south of Selsey on a quiet and desirable road that's within 110m of the seafront as the crow flies is this charming detached house, offered for sale with no forward chain. EPC-C, Council Tax Band-F.

Stepping through the front door into the entrance hallway, which is adorned with parquet flooring, access to the principle rooms can be found. These include the kitchen which has space for a table, dining room, cloakroom and the living room - which also benefits from parquet flooring. There is also a south facing conservatory that adjoins the living room that is 22ft in length. On the first floor, the four double bedrooms can be found. Three of the bedrooms have access to the 22ft long south facing balcony that benefits from sea views. There is also a bathroom on this floor.

Externally, the property benefits from covered off road parking for one car, additional off road parking and a garage. The garden wraps around the whole house which ensures that sunshine is enjoyed throughout every stage of the day. Various flower beds are present too along with sections of gravel, patio and turfed lawn.

Council Tax band: F

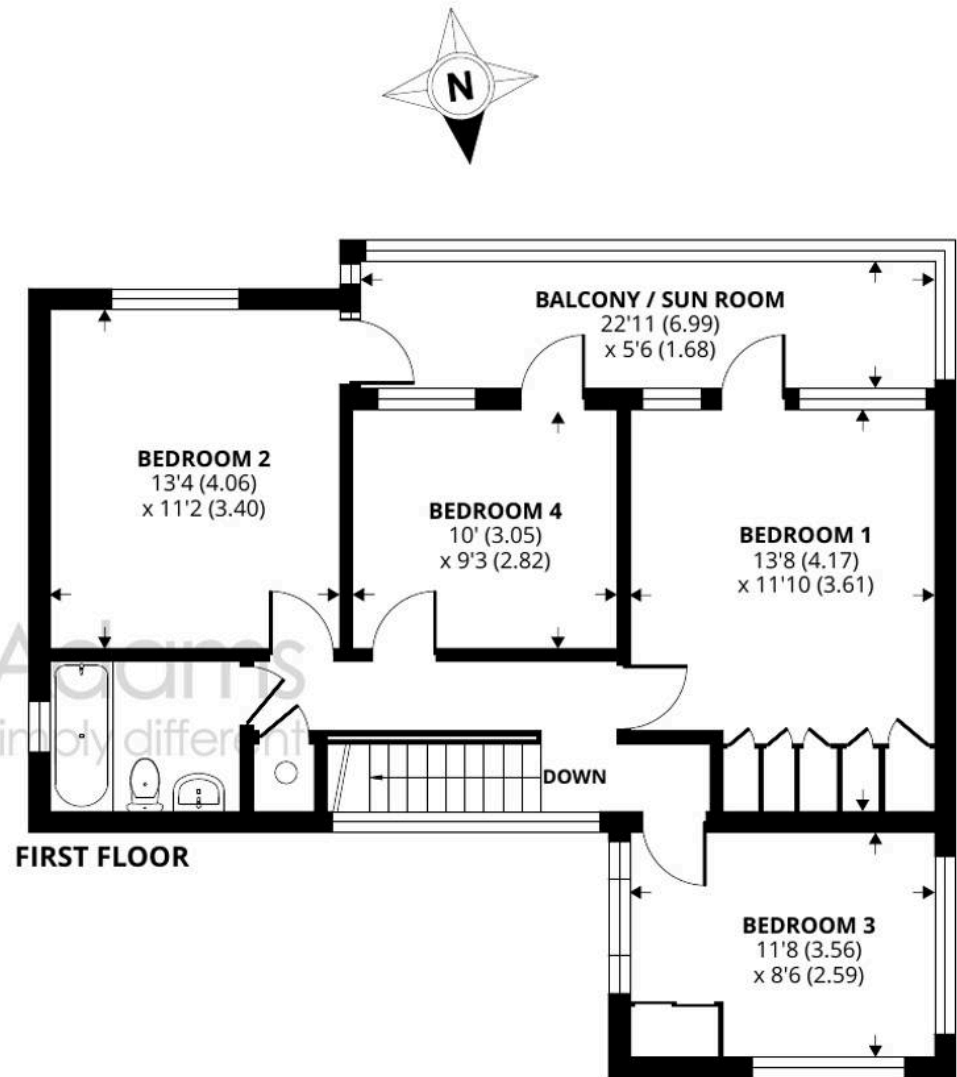
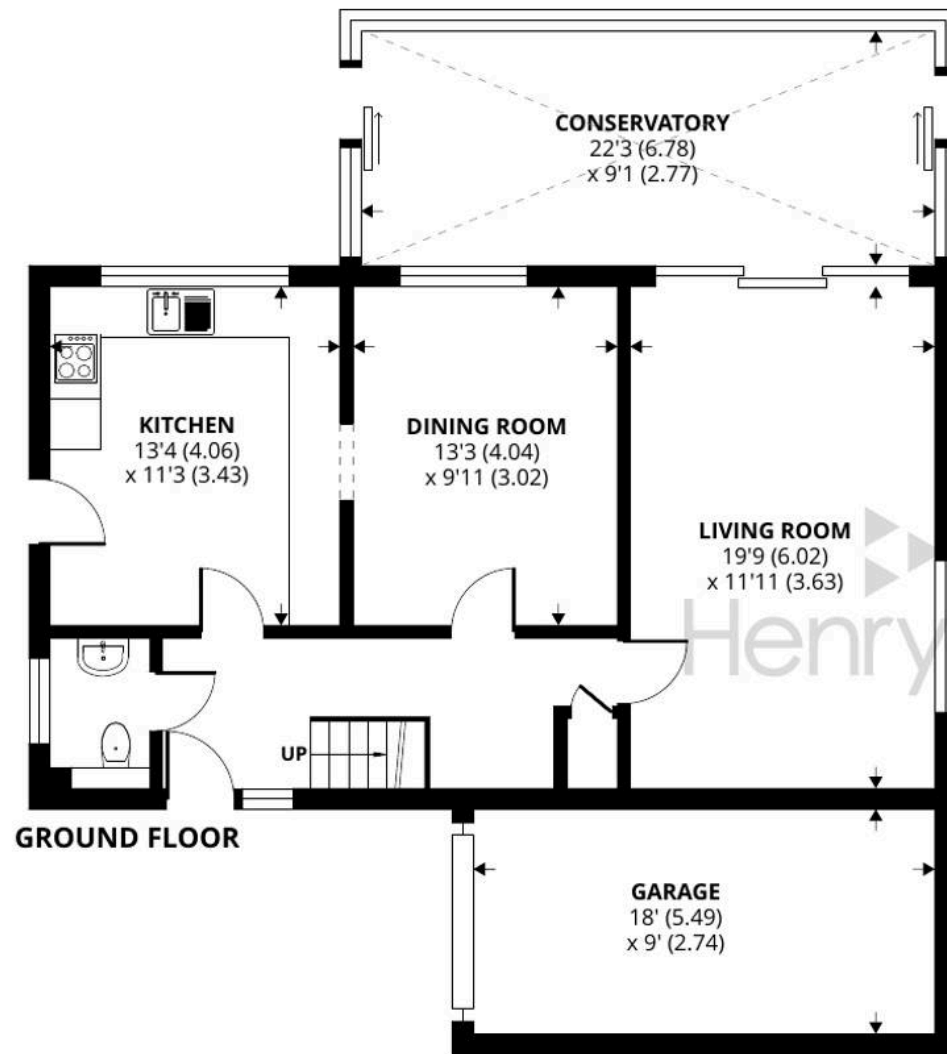
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached House
- Four Double Bedrooms
- Sea Views
- Enclosed Balcony With Access From 3 Of the Bedrooms
- Southerlyly & Westerly Facing Sections Of The Garden





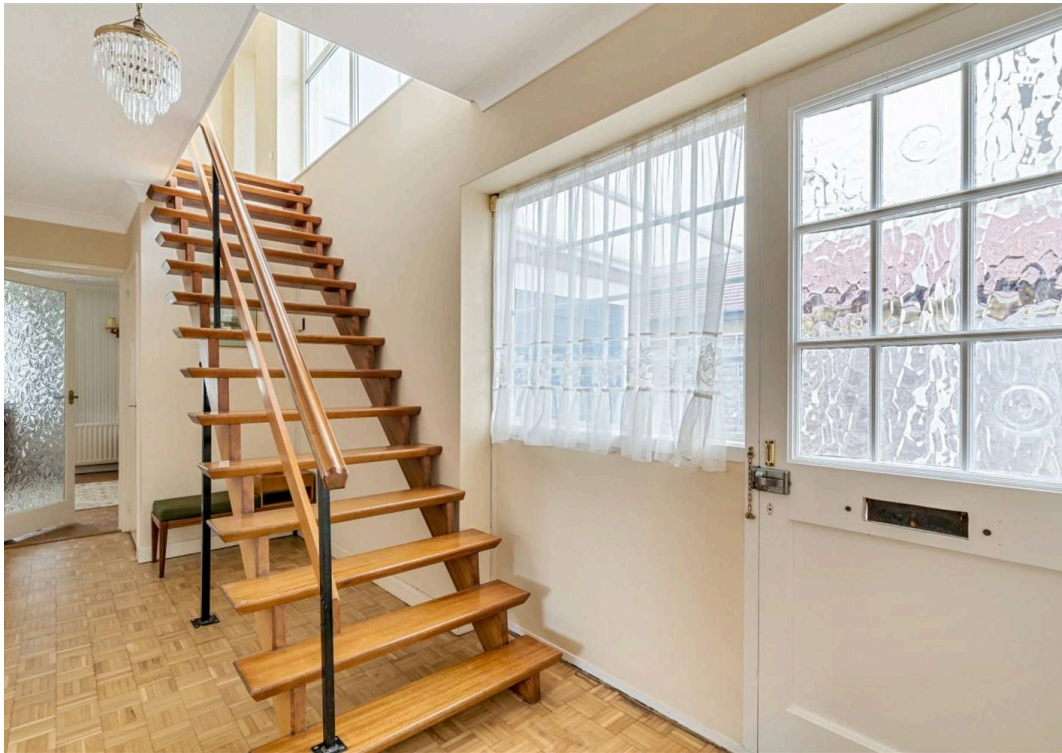
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Approximate Area = 1923 sq ft / 178.6 sq m (includes garage)

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: 970182



3 Woodland Road

Selsey, Chichester

Brought to market with NO FORWARD CHAIN is this DETACHED HOUSE. Features include: FOUR DOUBLE BEDROOMS, ENCLOSED BALCONY with SEA VIEWS, GARAGE, OFF ROAD PARKING and a CONSERVATORY. EPC-C

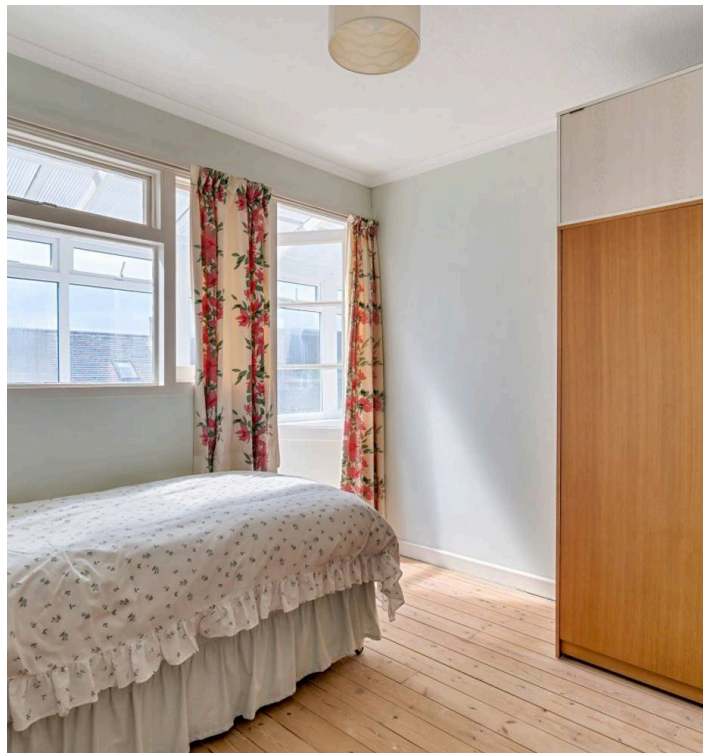
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached House
- Four Double Bedrooms
- Sea Views
- Enclosed Balcony With Access From 3 Of the Bedrooms
- Southerlly & Westerly Facing Sections Of The Garden
- No Forward Chain
- Modernisation Required





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