



15 St. Itha Road, Selsey

Guide Price £450,000

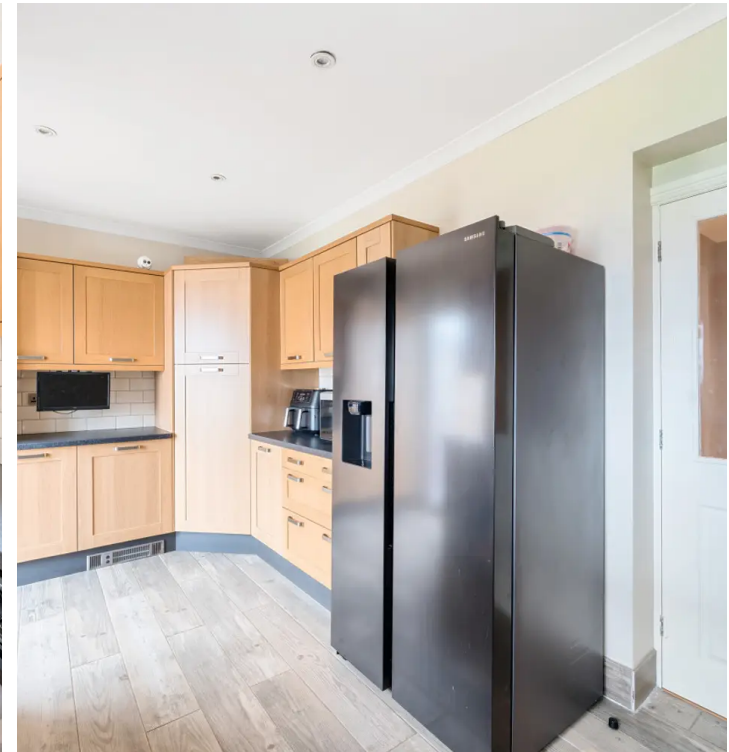


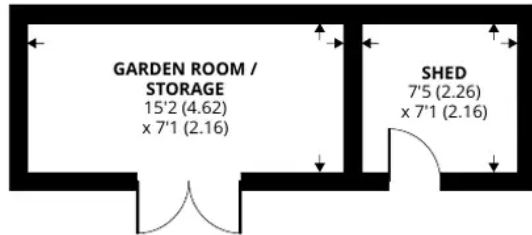
# 15 St. Itha Road

Selsey, Chichester

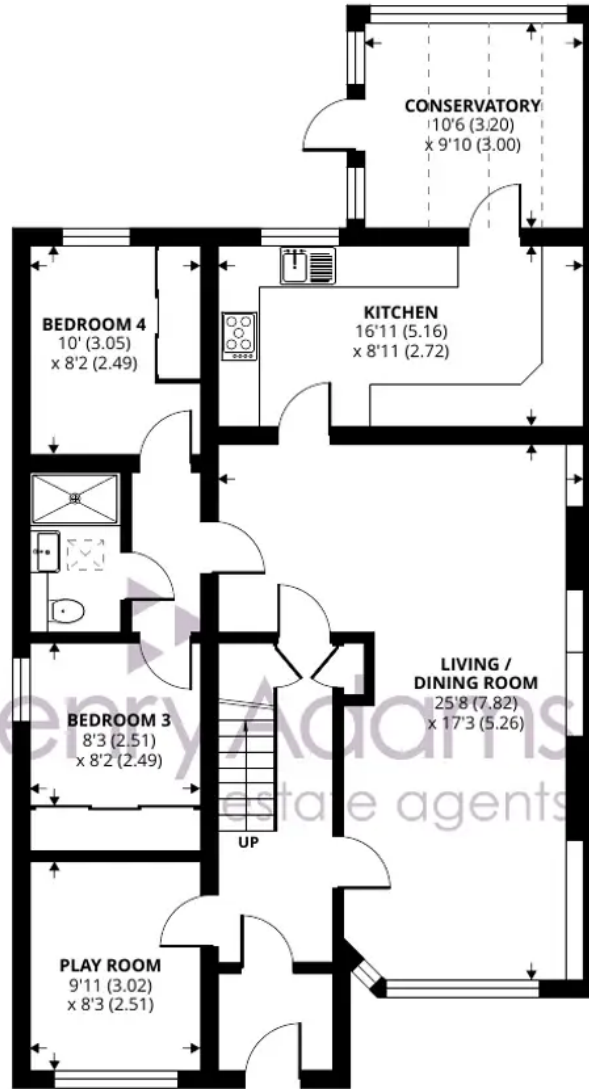
This beautifully presented, deceptive and spacious semi-detached house presents a fantastic opportunity for those looking for a family home with ample space. Boasting five bedrooms, this property is ideal for growing families or those in need of a home office. The L-shaped living/dining room offers a versatile space for entertaining or relaxation, while the addition of a playroom provides even more room for recreation. The kitchen and conservatory add to the overall appeal of this property, creating a bright and airy atmosphere. With the convenience of a ground floor shower room and a first-floor bathroom, this house ensures convenience and practicality at every turn. Furthermore, the inclusion of two ground floor bedrooms provides flexibility and options for various living arrangements. Oak flooring can be found in most ground floor rooms, adding a touch of elegance to the overall design.

- Deceptive & spacious semi detached house
- Five bedrooms
- L-shaped living/dining room
- Playroom
- Kitchen & conservatory
- Ground floor shower room & 1st floor bathroom
- Two ground floor bedrooms
- Oak flooring to most ground floor rooms
- Gated Driveway with parking for 3-4 cars
- Low maintenance outside spaces

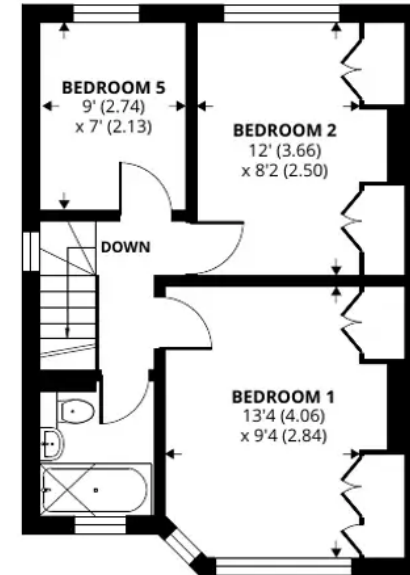




**OUTBUILDING 1 / 2**



**GROUND FLOOR**



**FIRST FLOOR**

## 15 St. Itha Road, Selsey, Chichester, PO20 0AA

Approximate Area = 1539 sq ft / 142.9 sq m

Outbuildings = 163 sq ft / 15.1 sq m

Total = 1702 sq ft / 158 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 2024. Produced for Henry Adams. REF: 1078584







# 15 St. Itha Road

Selsey, Chichester

On the outside, this property offers a range of appealing features. A paved seating area, conveniently located adjacent to the conservatory, provides the perfect spot to enjoy outdoor meals or unwind with a book. For additional outdoor enjoyment, a further paved seating area can be accessed through a metal fence & matching gate. An artificial lawn, with brick-built raised borders, offers an attractive and low-maintenance space for outdoor activities or relaxation. Double metal gates open up to a block-paved driveway, providing ample off-road parking for 2-4 cars and ensuring convenience for residents and their guests. A raised area, situated to one side of the driveway, offers an artificial lawn, a charming fish pond, and well maintained flower borders. With its well-designed and practical outside spaces, this property offers the perfect balance between convenience and outdoor enjoyment. Don't miss the chance to make this house your dream home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B







## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • [selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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