



# 1 The Horseshoe, Selsey

Guide Price £575,000 Freehold

# 1 The Horseshoe

Selsey, Chichester

Introducing this spacious detached house, boasting four bedrooms and an abundance of well-designed living space. Situated in a sought-after location within close proximity to a range of amenities as well as both primary & secondary schools, this property offers the perfect combination of convenience and tranquillity.

Upon entering, you're captivated by the sheer size of the 24ft x 17ft living room, providing ample space for hosting family gatherings and entertaining guests. The tastefully designed kitchen breakfast room spans an impressive 24ft, offering a delightful environment for culinary enthusiasts while also featuring a 15ft dining room, providing a formal space for special occasions

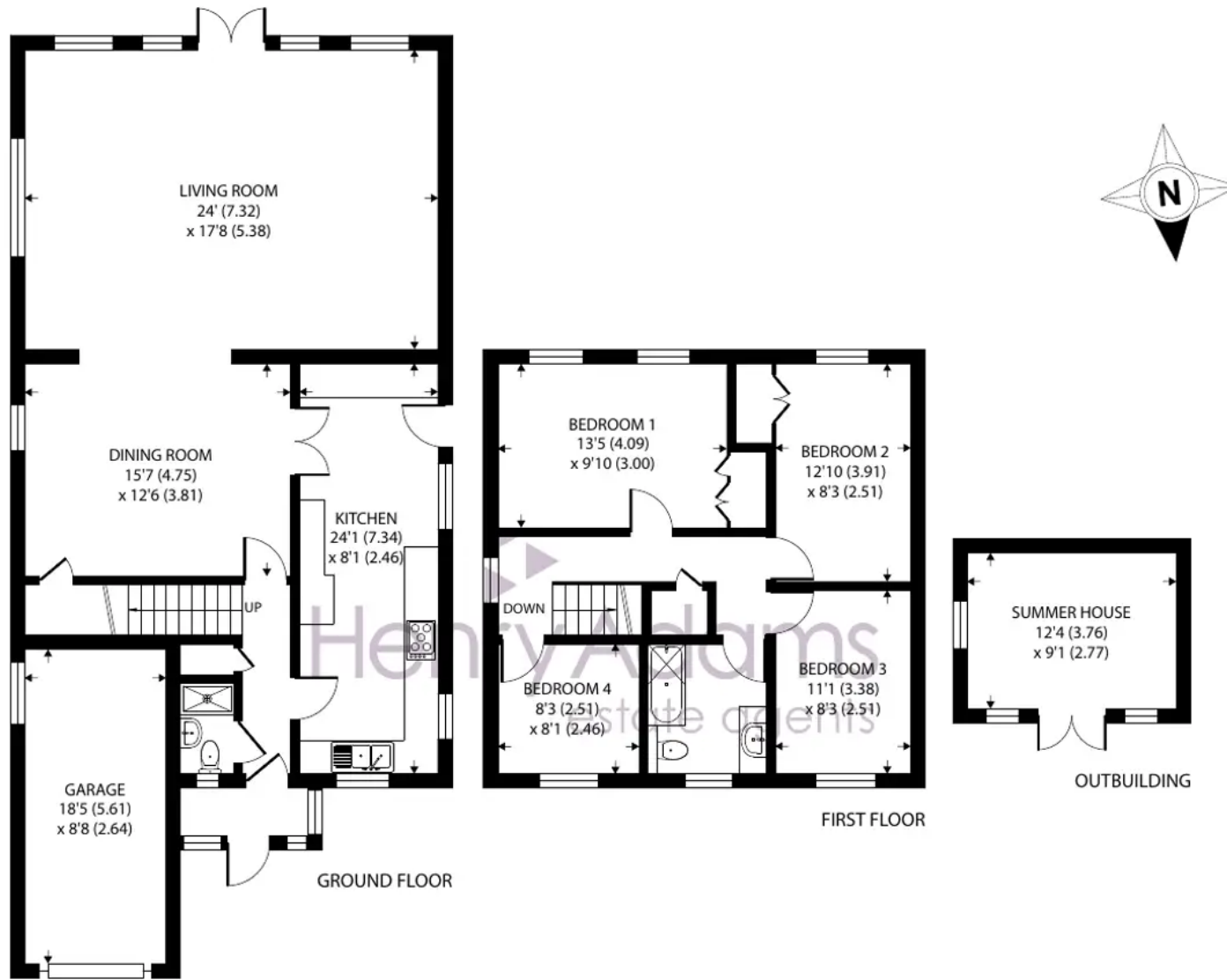
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious detached house
- Four bedrooms
- Spacious 24ft x 17ft living room
- 24ft Kitchen breakfast room
- Close proximity to amenities & schools
- 15ft Dining Room
- Driveway & garage
- South facing garden





Approximate Area = 1579 sq ft / 146.7 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Outbuilding = 113 sq ft / 10.5 sq m  
 Total = 1846 sq ft / 171.5 sq m

For identification only - Not to scale



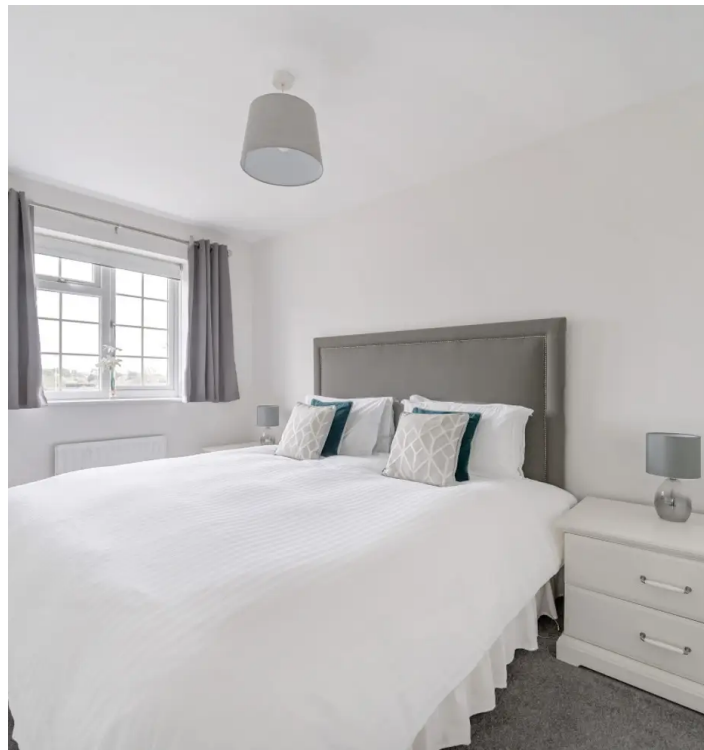


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As you venture outside, you will find a driveway and garage, ensuring that parking is never a concern. Furthermore, the crowning jewel of this property is the south facing garden, offering the perfect backdrop for outdoor relaxation and enjoying the warmth of the sun.

This property is perfect for families, professionals, or anyone seeking a spacious and comfortable home in a highly desirable location. The convenience of nearby amenities, including shops, restaurants, and schools, further enhance the desirability of this home.





## 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