



2 Lifeboat Way, Selsey

Guide Price £530,000 Freehold

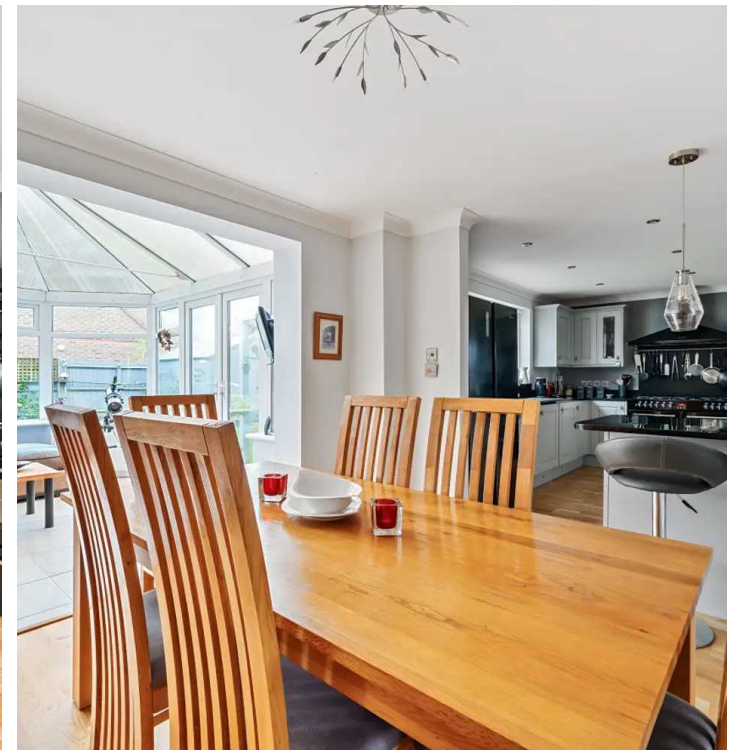

Henry Adams
estate agents

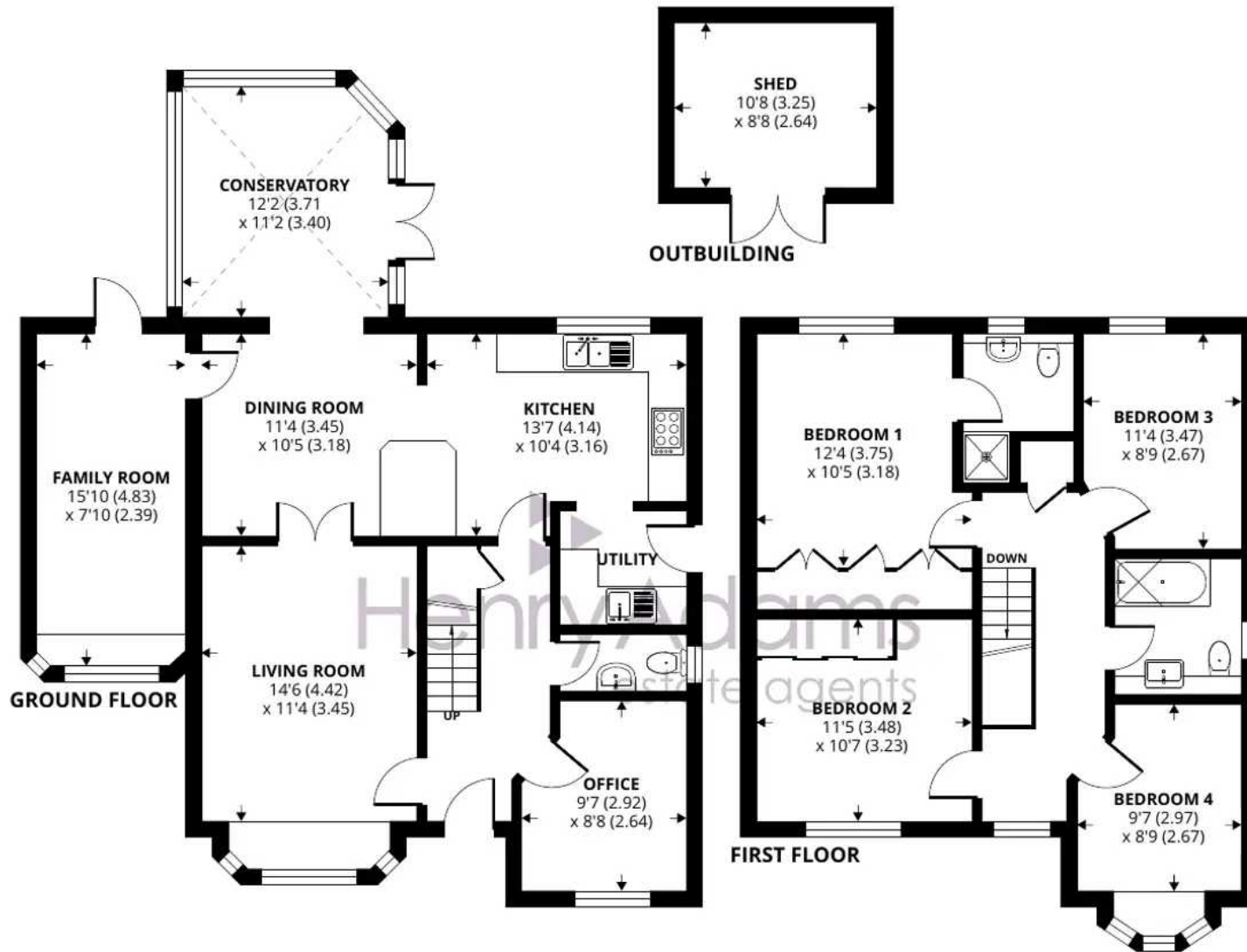
2 Lifeboat Way

Selsey, Chichester

This well presented detached house is situated on a popular sea front development, offering a highly sought-after coastal lifestyle. Boasting four double bedrooms, this property provides ample space for a growing family or those seeking additional home office space. The living room, conservatory, and home office provide versatile living options, while the open plan kitchen breakfast/dining room is a focal point of the home, perfect for entertaining guests. Additional features include a utility room, cloakroom, family bathroom, and an en-suite shower room to the main bedroom. Added to which a TV/family room adds a cosy and inviting atmosphere to the property.

The southerly facing rear garden is a sun-soaked retreat, featuring a decked seating area that provides the perfect spot to relax and enjoy the sunshine. The garden is mainly laid to lawn, with well kept flower and shrub borders adding colour and vibrancy. Convenient side access to the front ensures easy movement around the property. A covered and paved seating area offers an additional sheltered space for outdoor gatherings, while a wooden shed/workshop with light and power adds functionality to the garden. The property also benefits from off-road parking for 3-5 cars, by utilising the additional area laid to stone at the front/off to one side of the home.





Approximate Area = 1690 sq ft / 157 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 1783 sq ft / 165.6 sq m

For identification only - Not to scale





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Overall, this property offers a combination of well-proportioned living spaces, beautiful outside areas, and ample parking facilities, making it an ideal home for those who value comfort, convenience, and a desirable coastal location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well presented detached house
- Located on a popular sea front development
- Four double bedrooms
- Living room, conservatory and home office
- Open plan 7.73m (max) kitchen breakfast/dining room
- Utility room
- Cloakroom, family bathroom and en-suite to main bedroom
- Tv/family room
- Southerly facing rear garden
- Off road parking for 3-5 cars (size dependant)





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