



19 Lingfield Way, Selsey

Guide Price £325,000


Henry Adams
estate agents

19 Lingfield Way

Selsey, Chichester

This deceptive semi-detached house offers a wonderful blend of space, comfort, and convenience. As you step through the front entrance, you are greeted by a hallway that leads you into the heart of the home.

The property boasts three double bedrooms on the first floor, providing ample space for family members or guests whilst on the ground floor of the house there is a seamless flow between the living room and dining room, creating an open-plan layout that is perfect for entertaining or simply relaxing. A family room, currently serving as a fourth bedroom, offers versatility and provides additional living space to suit your needs.

Conveniently situated within close proximity to the beach, shops, and a bus route, this property offers ease of access to a range of amenities and leisure activities. The house benefits from gas central heating and double glazing, ensuring year-round comfort. Off-road parking for two cars provides added convenience, while a garage located in a block and accessible from the rear garden offers secure storage space for vehicles, bicycles, or outdoor equipment.

The south-facing rear garden provides a private outdoor space for enjoying the sunshine, dining al fresco, or simply unwinding. With the potential to create a tranquil oasis, the garden presents opportunities for gardening enthusiasts or those seeking a peaceful retreat.

Council Tax: C, Freehold, EPC: C





Approximate Area = 932 sq ft / 86.5 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale





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Deceptive semi-detached house with 3 double bedrooms, open-plan living & dining room, family room/4th bedroom, close to beach, shops, and bus route. Off-road parking, garage, and south-facing garden, EPC-tbc, Council tax band C
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi detached house
- Three 1st floor double bedrooms
- Living room & dining room open plan
- Family room which is currently used as a 4th bedroom
- Located in close proximity to the beach, shops and bus route
- Gas central heating & double glazing
- Off road parking for 2 cars
- Garage located in a block & accessible from the rear garden
- South facing rear garden





Henry Adams - Selsey

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

01243 606789 • selsey@henryadams.co.uk • 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