



42 Hillfield Road, Selsey, West Sussex, PO20 0LF

Guide Price £785,000 Freehold

  
**Henry Adams**  
estate agents



# 42 Hillfield Road

Selsey, Chichester

Located within 450m and a level walk to the beach, this deceptive property offers a unique opportunity for flexible living arrangements. Currently configured as a three-bedroom family home with the added benefit of a self-contained one-bedroom annexe, this property boasts ample space and versatility to cater to various lifestyle needs.

Upon entering the main residence, one is greeted by a welcoming ambience, characterised by the charm of stripped and polished floorboards that traverse the well-proportioned rooms. The interior layout encompasses four double bedrooms overall along with three generously-sized reception rooms, providing the ideal backdrop for both relaxation and entertaining. Two kitchen breakfast rooms, both complete with integrated appliances, offer a functional and stylish space for culinary pursuits and dining experiences.

The self-contained annexe further enhances the appeal of this property, providing a private sanctuary for guests or accommodating multi-generational living arrangements with ease. The annexe comprises a well proportioned bedroom, ensuring comfort and convenience for its occupants.

Council Tax : E, Freehold, EPC Rating: D





Approximate Area = 2383 sq ft / 221.3 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Outbuilding = 180 sq ft / 16.7 sq m  
 Total = 2743 sq ft / 254.7 sq m

For identification only - Not to scale









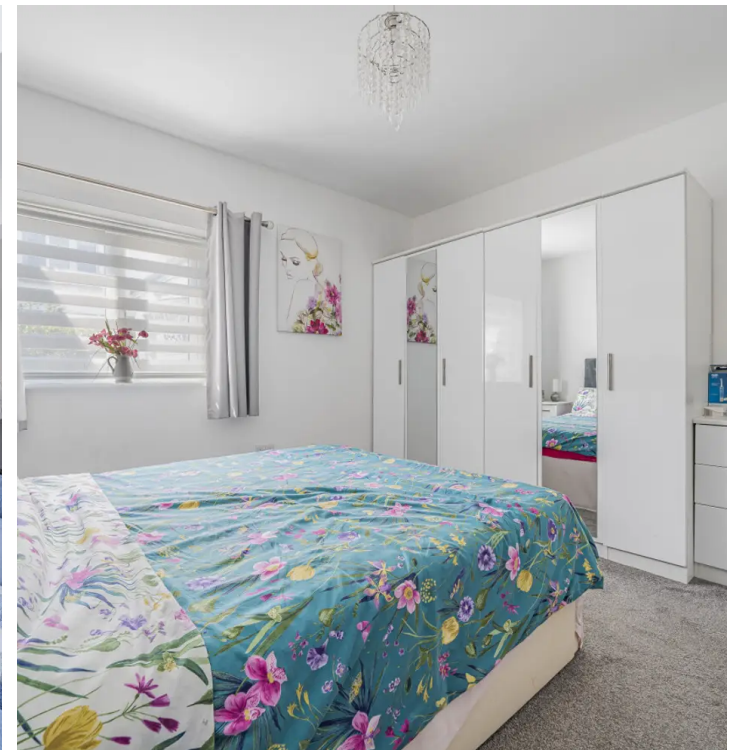
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Stepping outside, the westerly facing garden provides a serene retreat, ideal for al fresco dining or enjoying moments of relaxation amidst natural surroundings. The property also features off-road parking, a detached garage, and a summer house, offering additional storage and recreational space to cater to various needs and hobbies.

Conveniently situated within close proximity to local amenities, schools, and transport links, this property offers the perfect fusion of space, flexibility, and functionality. Whether you are seeking a spacious family home with the potential for a separate living space or looking to accommodate extended family members or guests, this property presents a rare opportunity to fulfil diverse living requirements.

- Flexible home currently arranged as 3 bed family home & 1 bed annexe
- Four double bedrooms in all
- Three Reception Rooms
- 2 kitchen breakfast rooms with integrated appliances
- Fully self contained 1 bedroom annexe
- Stripped & polished floorboards in the main home
- Westerly Facing Garden
- Off Road Parking
- Detached Garage and Summer House







## 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