



17 Hillfield Road, Selsey

Guide Price £695,000 Freehold


Henry Adams
estate agents

17 Hillfield Road

Selsey, Chichester

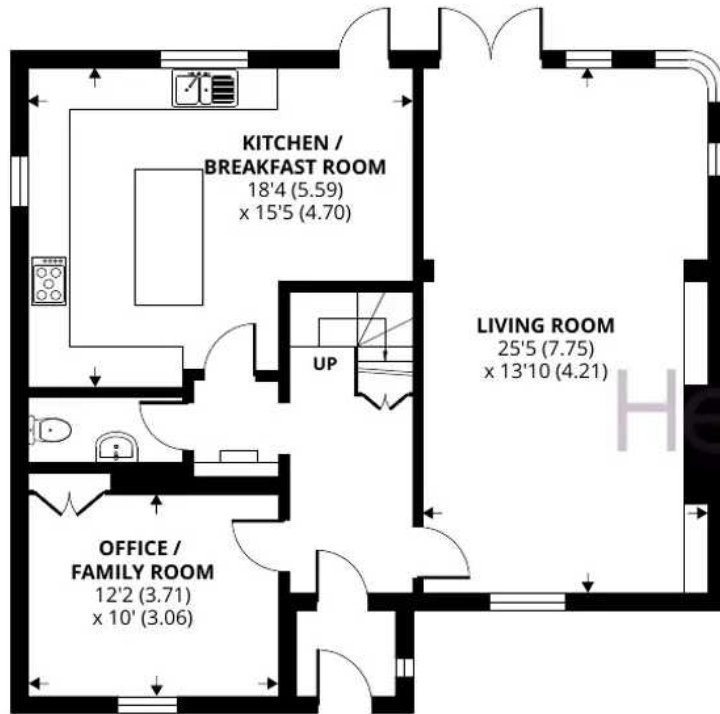
We are delighted to present this stunning, spacious detached Edwardian home, a true gem in the heart of Selsey which in its past has been owned by the famous composer Eric Coates*. This beautiful property has been lovingly and meticulously presented throughout, exuding a perfect blend of classic charm and modern convenience.

Spread out over two levels, this residence boasts a generously proportioned layout featuring four double bedrooms, with three of them offering ample storage space with built-in wardrobes. Entertaining guests will be a joy in the expansive 25ft living/family room, flooded with natural light and offering a welcoming ambience. The adjacent 18ft kitchen breakfast room is a chef's dream, equipped with integrated appliances, range oven, stylish cabinetry and plenty of space for either casual or formal dining.

This property also provides a versatile home office/family/playroom, perfect for those seeking a dedicated space to work or relax. Character features such as high ceilings, high skirting boards and what are believed to be original tiled floors in the entrance areas add a touch of elegance and charm to the interior, creating a warm and inviting atmosphere.

Furthermore, the addition of a home gym (formerly the double garage), caters to health and fitness enthusiasts, offering a convenient space to stay active without leaving the comfort of home.

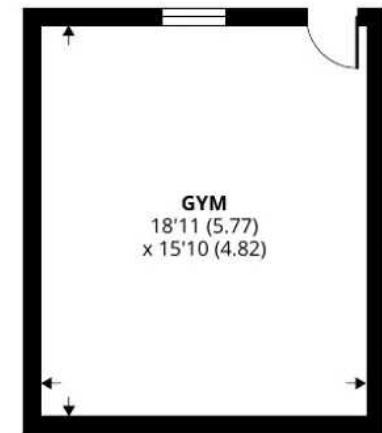




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 1832 sq ft / 170.1 sq m

Outbuilding = 301 sq ft / 27.9 sq m

Total = 2133 sq ft / 198 sq m

For identification only - Not to scale





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For convenience, off-road parking at the front of the property ensures easy access for residents and guests. The additional gated parking at the rear provides extra security and privacy, a valuable feature in a busy urban setting. Location-wise, this property is ideally situated close to a host of amenities, including shops, restaurants, and schools, making daily errands a breeze. With the beach and transport links also within easy reach, residents can enjoy the best of both worlds—urban convenience and coastal tranquillity.

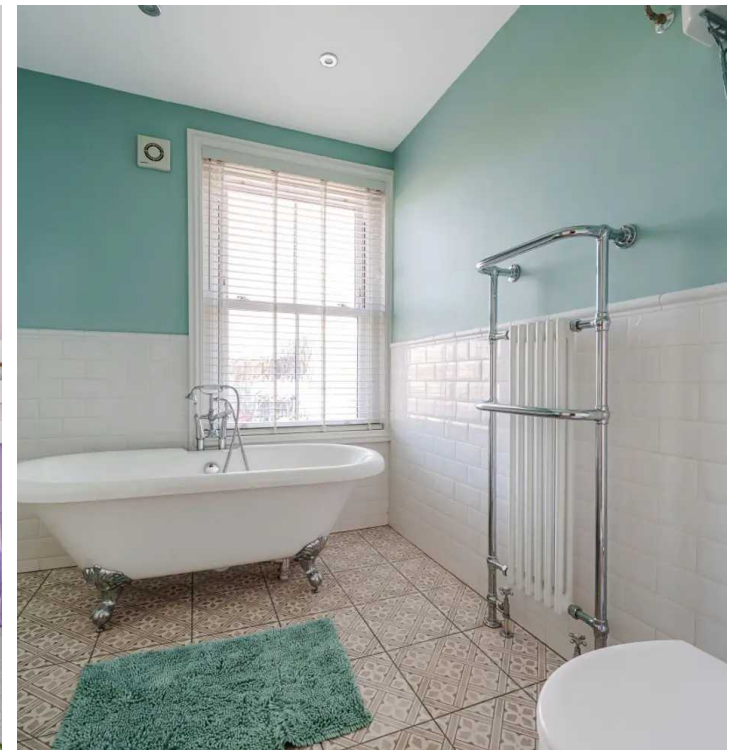
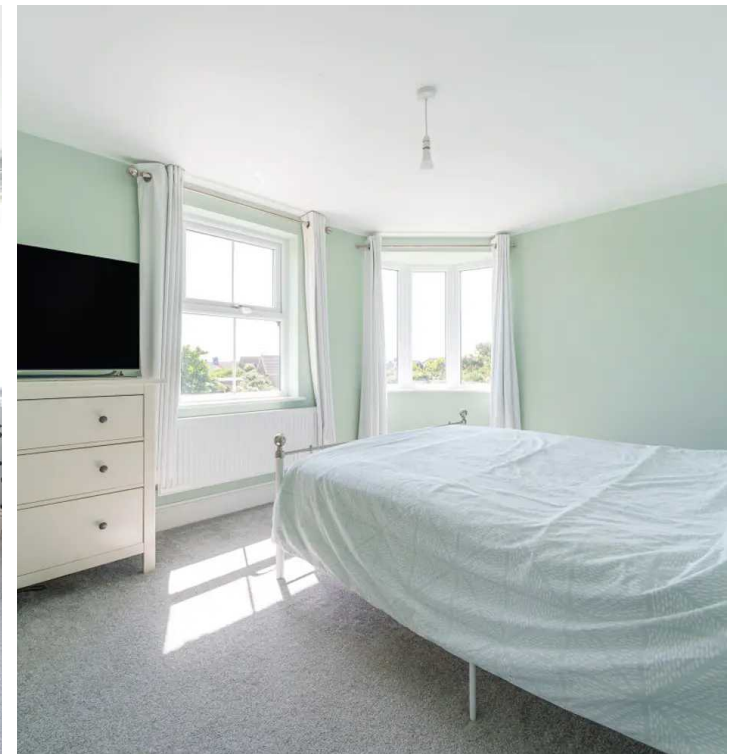
*Possibly Eric Coates' most well known piece was the opening main title tune for the film Dambusters.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious detached Edwardian home
- Beautifully presented throughout
- Four double bedrooms, 3 with built in wardrobes
- 25ft living/family room
- 18ft kitchen breakfast room
- Home office/family/play room
- Character features include high ceilings & high skirting boards
- Home gym (formerly the double garage)
- Off road parking to the front & additional gated parking to the rear
- Close to amenities, beach and transport links





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