



68 Grafton Road, Selsey, PO20 0JB

Guide Price £439,950 - Freehold

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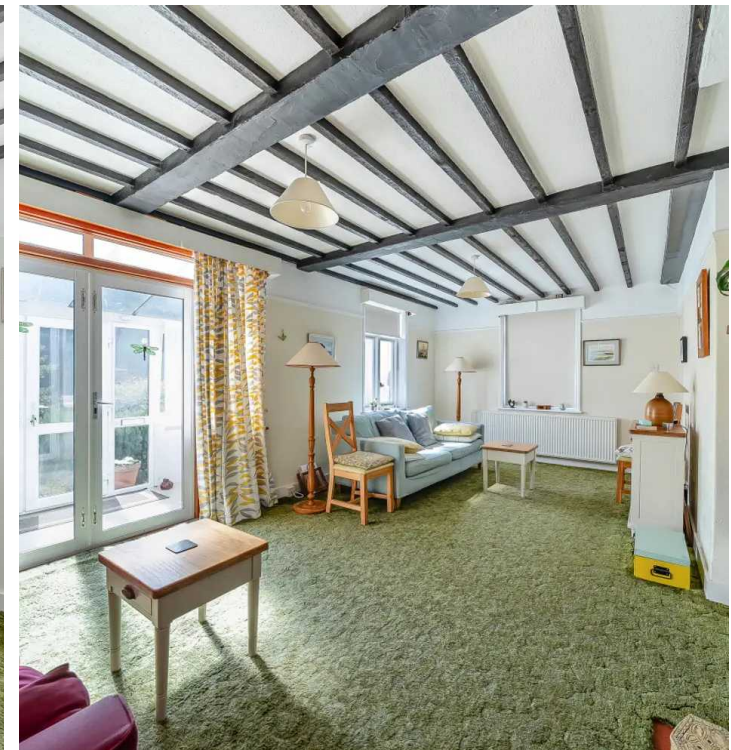
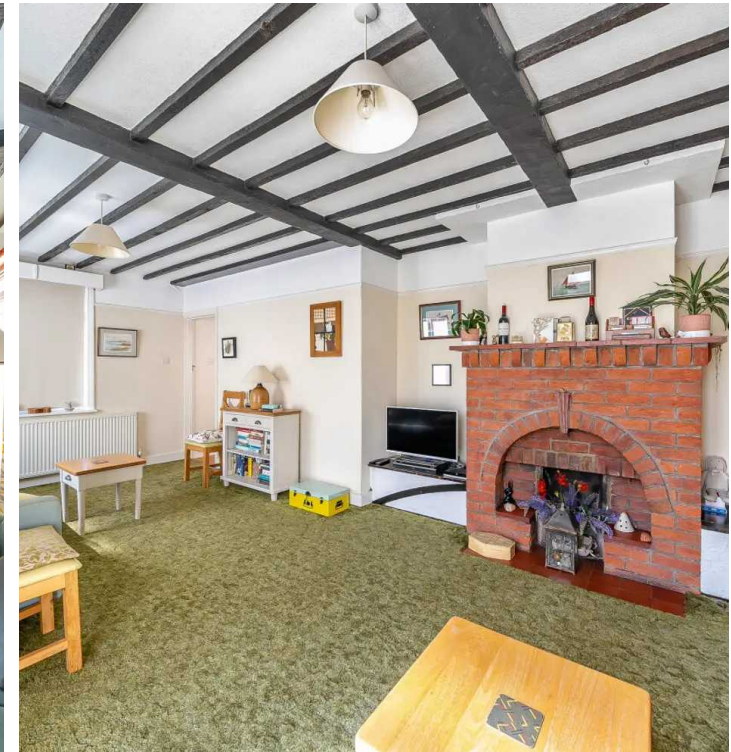
Selsey, Chichester

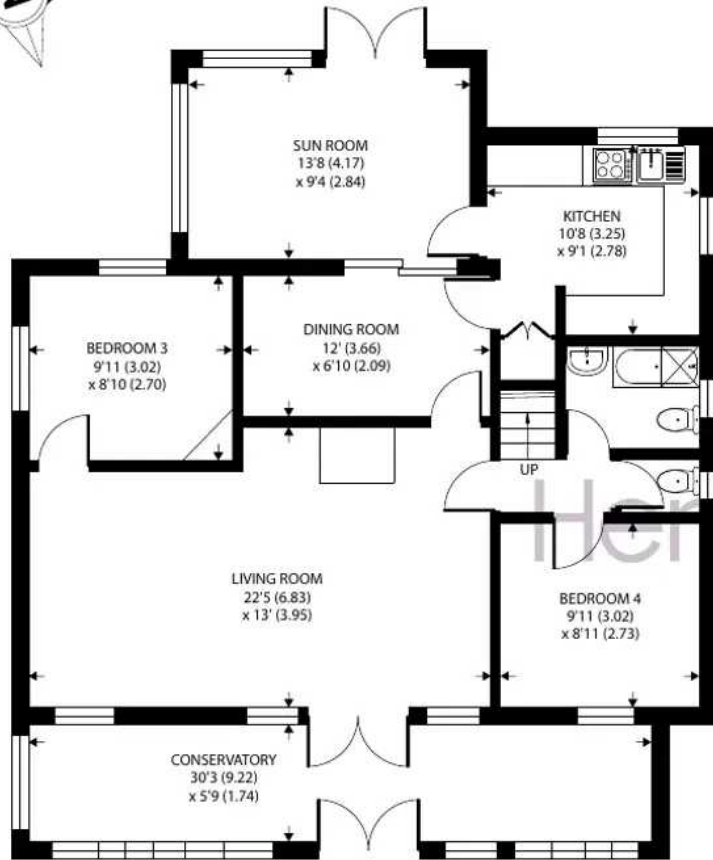
Presenting a rare opportunity to acquire a charming detached chalet style house that has been under the same ownership for the past three decades. Situated within a mere 400 metres of the beach the home offers those seeking a permanent residence, a holiday retreat, or an investment opportunity.

Boasting a thoughtful layout designed for comfortable living, this residence features four bedrooms thoughtfully divided between two on the ground floor and two on the first floor. The living and dining rooms provide space for relaxation and entertainment, while the home also offers a kitchen and sunroom overlooking the garden.

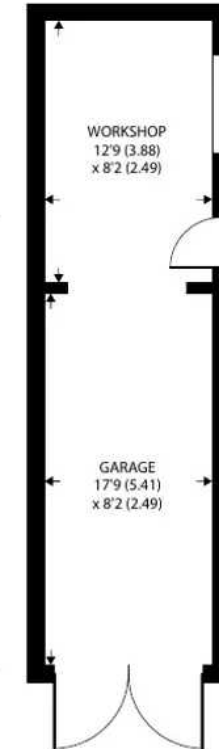
Arriving at the property, a generously sized frontage & driveway welcomes you, providing convenient parking space for approximately four vehicles. Additional parking options are available with the detached garage located at the rear/side of the property. The garage includes a workshop/utility room attached the rear, offering the possibility of versatile usage to suit individual needs.

Step outside to the westerly facing garden, a delightful oasis that basks in natural light throughout the day. This outdoor space presents an ideal setting for al fresco dining, gardening pursuits, grown vegetables for 'the good life' or simply unwinding in the fresh sea air.





GROUND FLOOR



Approximate Area = 1435 sq ft / 133.3 sq m  
Limited Use Area(s) = 329 sq ft / 30.5 sq m  
Garage / Workshop = 256 sq ft / 23.7 sq m  
Total = 2020 sq ft / 187.5 sq m

For identification only - Not to scale





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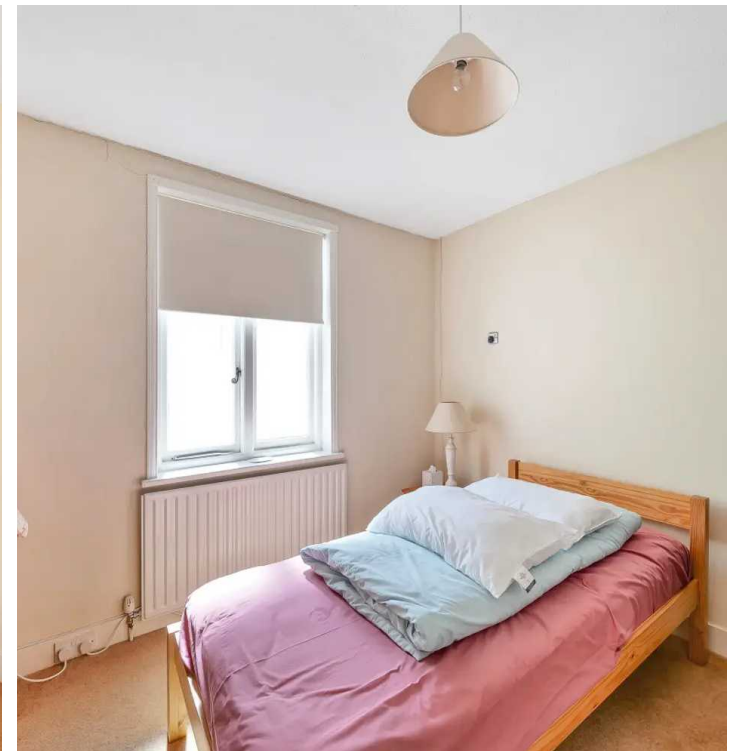
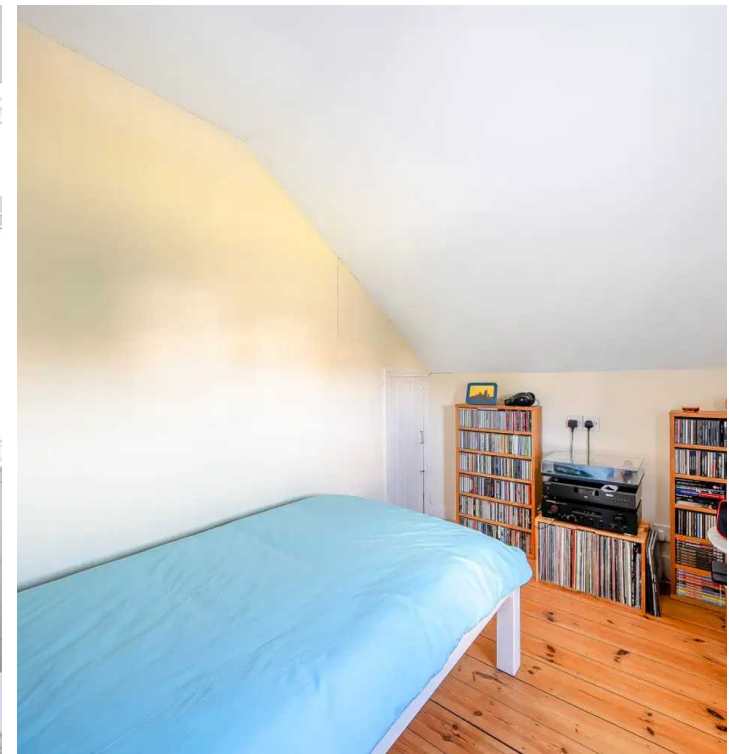
Charming detached chalet style house near the beach. 4 bedrooms, 2 on each floor. Spacious living room, dining room, kitchen, sunroom. Ample parking, detached garage with workshop/utility room. Westerly facing garden. EPC-tbc Council tax-D  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached chalet style house
- Same ownership for the last 30 years
- Located within 400m of the beach
- Four bedrooms (2 ground floor and 2 1st floor)
- Living & dining rooms
- Kitchen & sun room
- Driveway for approximately 4 cars
- Detached garage with workshop/utility room on the rear
- Westerly facing garden





## 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