



8a Malthouse Road, Selsey, PO20 0QR

Guide Price £365,000 Freehold

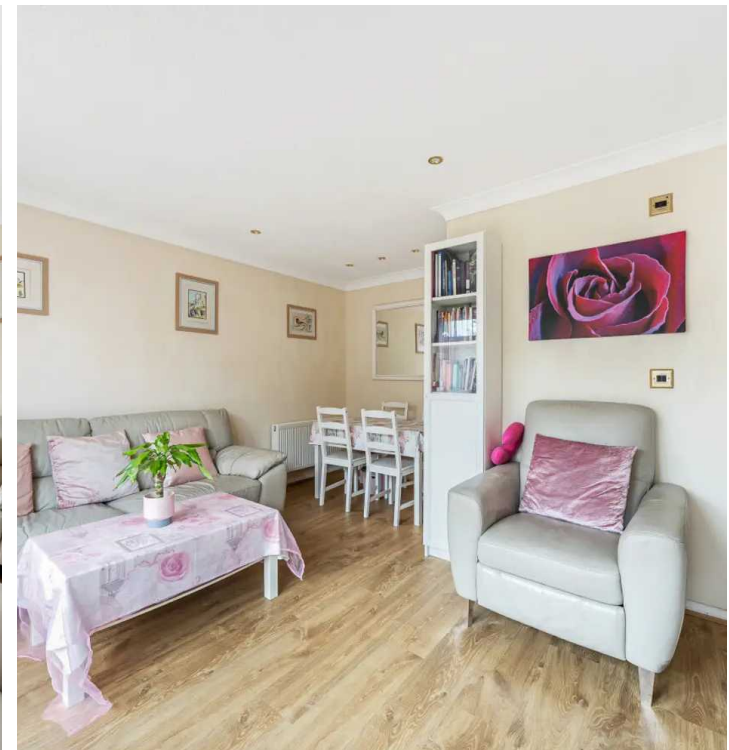
8a Malthouse Road

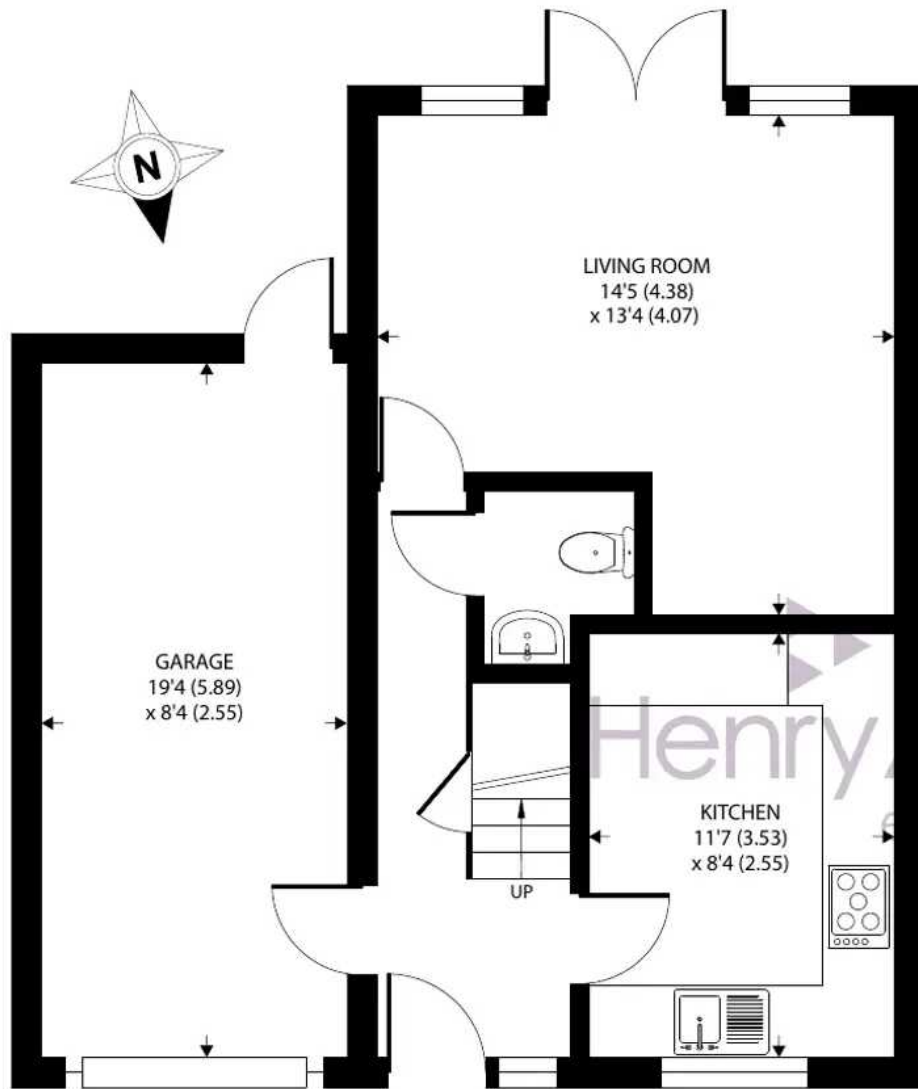
Selsey, Chichester

This well presented detached house offers a prime location within close proximity to a range of high street amenities, making it an ideal choice for those seeking both convenience and comfort. The property boasts three bedrooms, ensuring ample space for a growing family or those in need of a home office. The L-shaped living/dining room provides a versatile space for entertaining guests or relaxing with loved ones which opens onto the southerly facing garden. The kitchen is equipped with integrated appliances, offering a modern and sleek design. Additional features include a cloakroom, en-suite to bedroom 1, and a family bathroom, providing convenience to the residents. The southerly facing garden is a hidden gem, offering a tranquil oasis for outdoor enjoyment.

The garden features a paved seating area, part of which is under cover, perfect for enjoying al fresco dining in all weather conditions. The remainder of the outside space is laid to lawn, complemented by flower and shrub borders, creating a peaceful and picturesque setting.

The block-paved driveway provides convenient off-road parking, ensuring a stress-free experience for residents returning home. The garage, with its up & over door and personal door into the entrance hall, offers both functionality and security, making it an ideal space for storage or workshop activities. This property truly offers a blend of indoor comfort and outdoor serenity, making it a must-see for prospective buyers seeking a peaceful yet convenient lifestyle whilst also being offered chain free.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 808 sq ft / 75 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 967 sq ft / 89.7 sq m

For identification only - Not to scale





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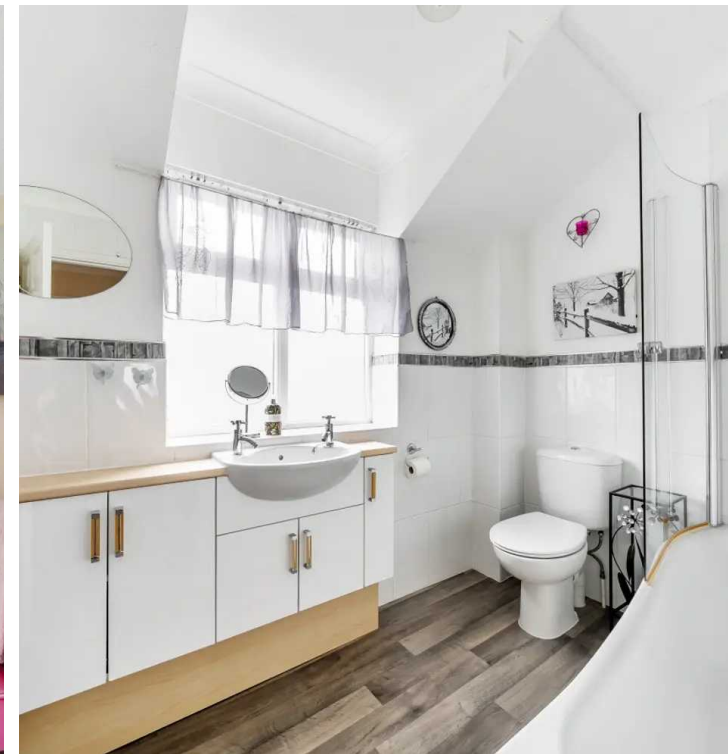
Well presented 3 bed detached house in prime location near amenities. L-shaped living/dining room, modern kitchen, southerly facing garden with al fresco dining area. Driveway, garage, en-suite, and cloakroom NO onward chain. EPC-C, Council tax-D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached house in close proximity to high street amenities
- Three bedrooms
- L-shaped living/dining room
- Kitchen with integrated appliances
- Cloakroom, en-suite to bedroom 1 and family bathroom
- Southerly facing garden
- Driveway and garage
- Offered for sale with NO onward chain





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