



**140 Gainsborough Drive, Selsey**

Guide Price **£325,000** Freehold

 **Henry Adams**  
estate agents



# 140 Gainsborough Drive

Selsey, Chichester

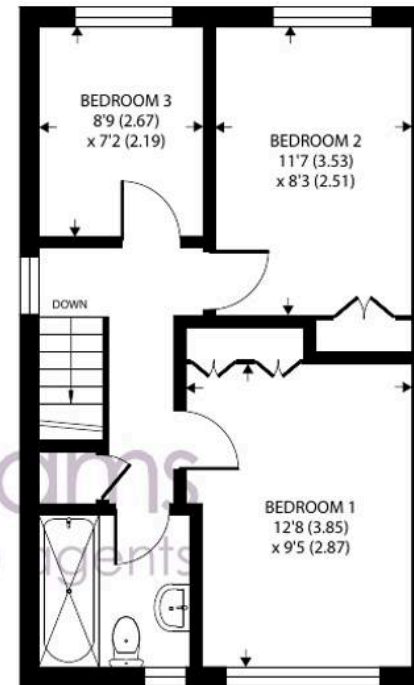
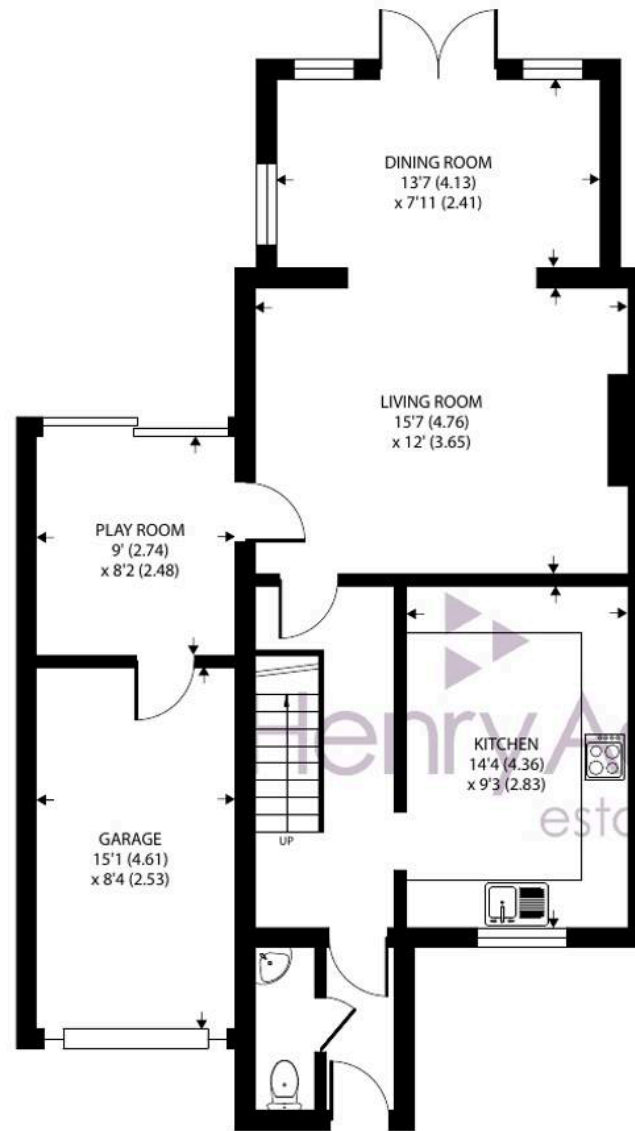
Welcome to this detached house located in a sought-after neighbourhood that effortlessly blends modern convenience with classic design. Boasting three bedrooms, this property offers a spacious and inviting living environment for the discerning buyer.

The open plan living room with a raised dining area, creates a seamless flow that is perfect for entertaining guests or relaxing with family. The abundance of natural light streaming through the windows enhances the warm ambience of the space, creating a welcoming atmosphere. The kitchen breakfast room is a chef's delight, featuring ample storage space and a cosy space for a breakfast bar/table.

In addition to the living areas, this property also features a versatile playroom that can easily be transformed into a home office, providing a dedicated space for work or play. The possibilities are endless with this adaptable room, allowing you to personalise the space to suit your lifestyle needs.

- Detached house with 3 bedrooms
- Open plan living room with raised dining area
- Kitchen breakfast room
- Playroom/home office
- Driveway and garage
- Westerly facing rear garden
- Close proximity to the shops, bus route and beach





Approximate Area = 1080 sq ft / 100.3 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 1205 sq ft / 111.9 sq m

For identification only - Not to scale









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Outside, a driveway and garage provides parking and storage options, adding to the convenience of this property. The westerly facing rear garden offers a peaceful retreat where you can unwind and enjoy the tranquillity of outdoor living. Conveniently located in close proximity to the shops, bus route, and beach, this property offers easy access to a range of amenities, making every-day living a breeze. Whether you're running errands, commuting to work, or enjoying a day by the sea, everything you need is just moments away. EPC-D, Council tax-D

Council Tax band: D

EPC Energy Efficiency Rating: D







## Henry Adams - Selsey

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