



2a Clayton Road, Selsey

Guide Price **£650,000** Freehold


Henry Adams
estate agents

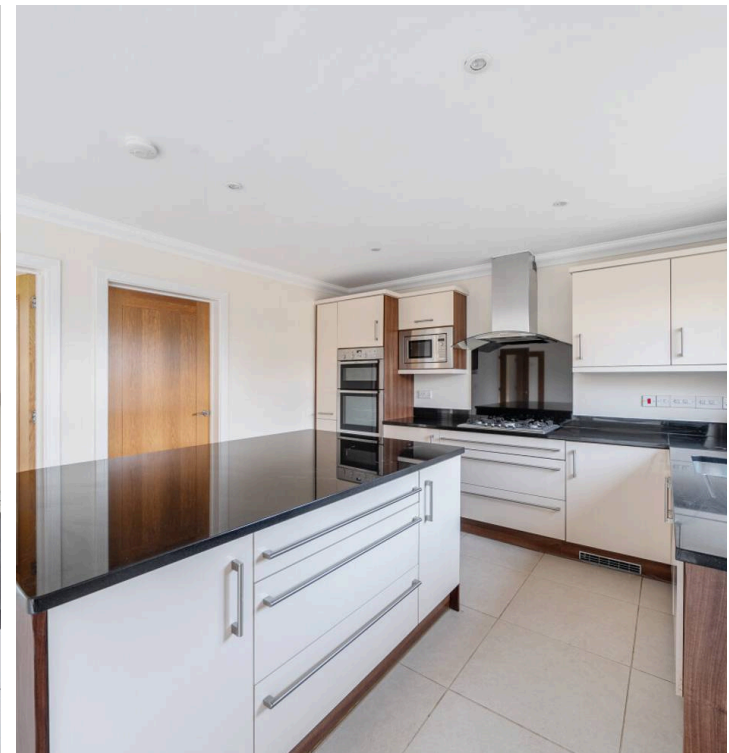
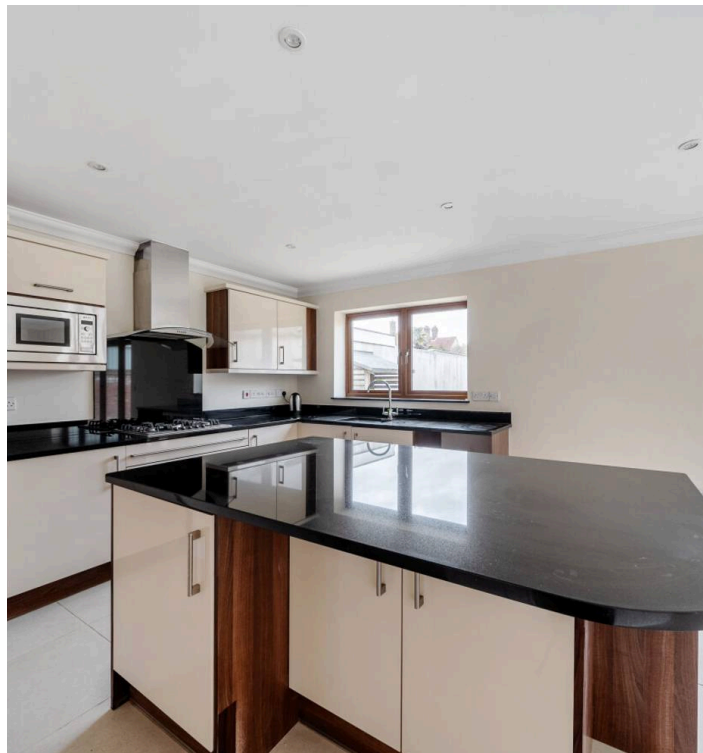
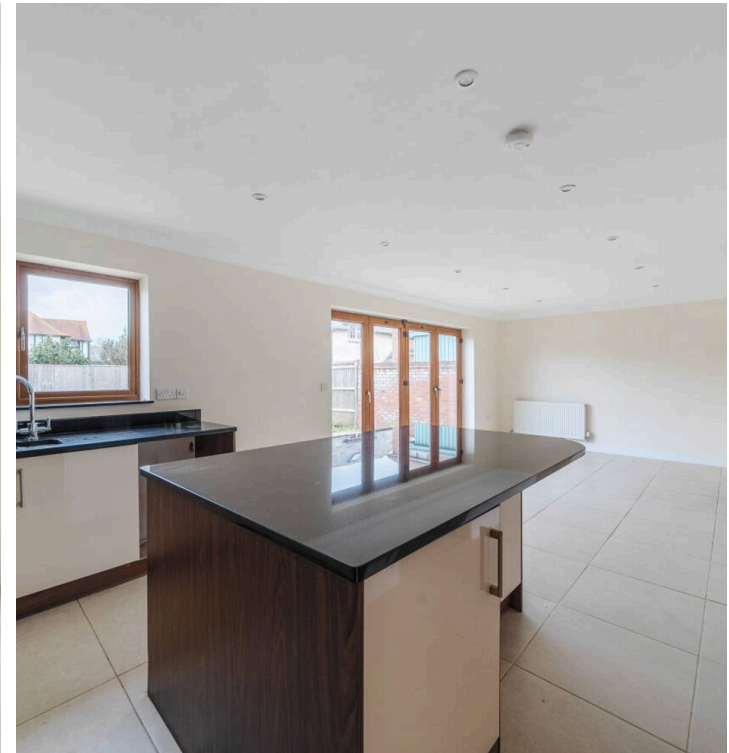
2a Clayton Road

Selsey, Chichester

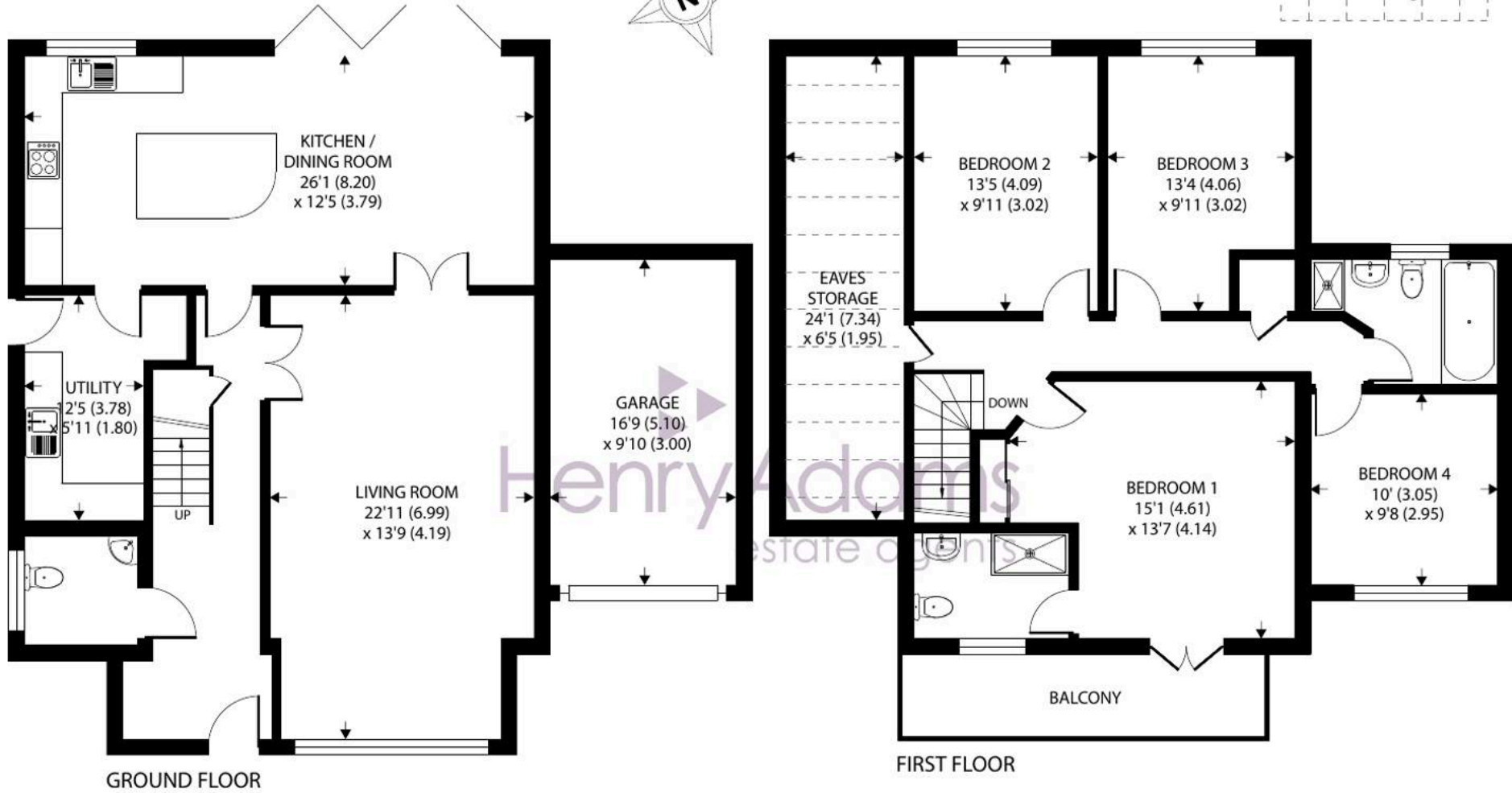
Situated close to the beach on a sought-after road to the southwest of Selsey, this impressive property, constructed in 2013, represents a unique opportunity to acquire one of three distinguished detached houses, each designed to individual specifications. With new carpets throughout, this property boasts a delightful balance of space and style and offers the perfect retreat for those seeking modern living in a desirable location.

Upon entering the property, one is greeted by a spacious hallway that leads to the heart of the home. The generous 22ft x 14ft living room provides a welcoming ambience, ideal for relaxation and entertaining. The adjacent open plan Kitchen/Diner/Living Area, sprawling nearly 27ft in length, features bi-fold doors that open seamlessly to the enclosed garden, flooding the space with natural light and creating a seamless connection with the outdoors.

Ascend the staircase to the first floor, and discover four double bedrooms, each offering comfort and privacy. The main bedroom boasts a private balcony with a glimpse of the sea, the perfect spot for enjoying tranquil moments. Furthermore, the main bedroom is complemented by an en-suite shower room. Additionally, a family bathroom and a convenient ground floor cloakroom cater to the practical needs of the household.



Denotes restricted head height



Approximate Area = 1738 sq ft / 161.5 sq m
Limited Use Area(s) = 167 sq ft / 15.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 2074 sq ft / 192.7 sq m

For identification only - Not to scale





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Selsey, Chichester

Externally, the property is set within a fully enclosed plot, offering privacy and security for residents. High wooden gates provide additional peace of mind, while a driveway capable of accommodating multiple cars and a garage ensure ample parking space for homeowners and guests alike. This property is offered to the market with no onward chain.

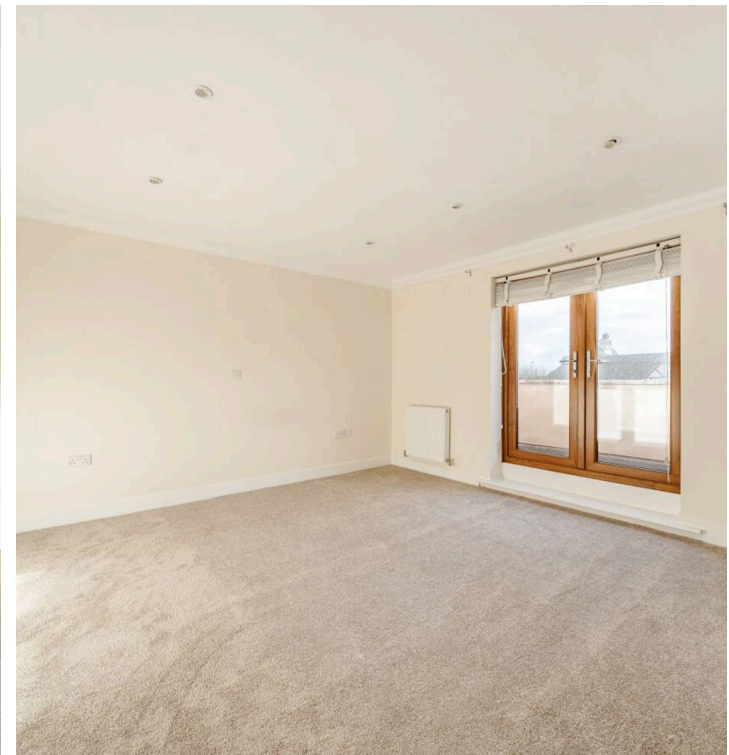
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- 1 of 3 detached houses built in 2013, all to individual designs
- Four double bedrooms
- Main bedroom with balcony, sea glimpse and en-suite shower room
- Generous 22ft x 14ft living room
- Near 27ft open plan Kitchen/Diner/Living Area with bi-fold doors to the garden
- Fully enclosed plot with high wooden gates
- Driveway for multiple cars & garage
- New Carpets throughout and No onward chain
- Family bathroom with separate shower and ground floor cloakroom
- Sought after road to the south west of Selsey close to the beach





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