



5 Lifeboat Way, Selsey

Guide Price £475,000 Freehold

 **Henry Adams**
estate agents

5 Lifeboat Way

Selsey, Chichester

Welcome to this detached house situated within the sought-after sea facing development to the south of Selsey.

Upon entering the property, you are greeted by a welcoming interior. The ground floor comprises a living room, a separate dining room for entertaining and a delightful conservatory that floods the space with natural light & overlooks the rear garden. In addition to the living spaces the home has a kitchen with separate utility room. Completing the ground floor is a cloakroom, offering added convenience for residents and guests alike.

Ascending to the first floor, you will find four generously sized bedrooms. The main bedroom benefits from an en-suite bathroom for added privacy, while three of the bedrooms feature built-in wardrobes, providing storage solutions. A family bathroom serves the remaining bedrooms, ensuring that all residents have access to comfortable facilities.

Externally, this property offers a driveway and garage, providing parking and additional storage space. The property is being offered with no onward chain, making it an attractive option for those looking to move swiftly and seamlessly into their new home.





Approximate Area = 1419 sq ft / 131.8 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale





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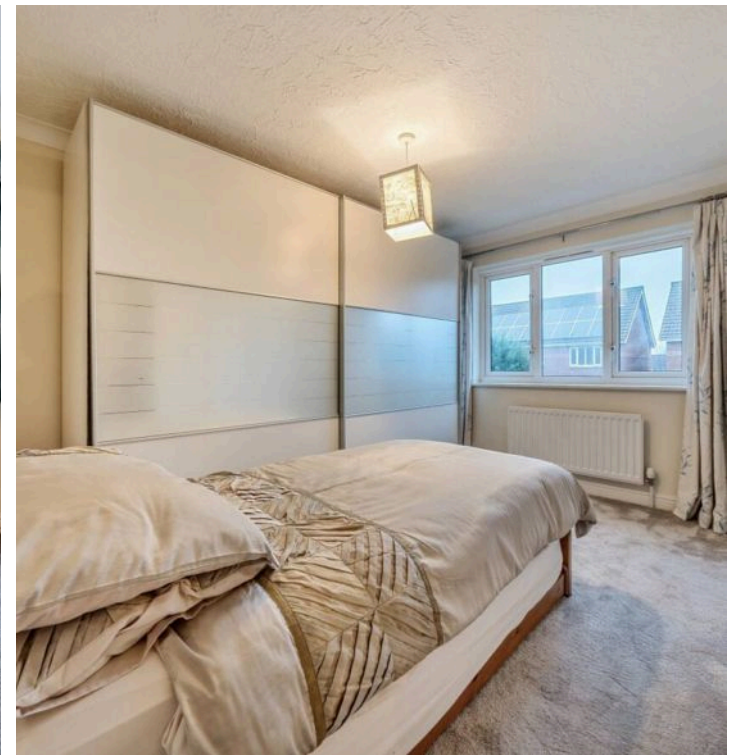
Sought-after sea-facing development in Selsey. 2 reception rooms, conservatory, kitchen, utility room. 4 bedrooms, main with en-suite. Driveway, garage, no onward chain. EPC-tbc, Council tax-E
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached house on popular sea facing development
- Four bedrooms
- Living room, dining room & conservatory
- Kitchen & utility room
- Cloakroom, family bathroom and en-suite to main bedroom
- Built in wardrobes to 3 bedrooms
- Driveway & garage





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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.