



## Guys Cliffe Ursula Square, Selsey

Guide Price £650,000 Freehold



# Guys Cliffe Ursula Square

Selsey, Chichester

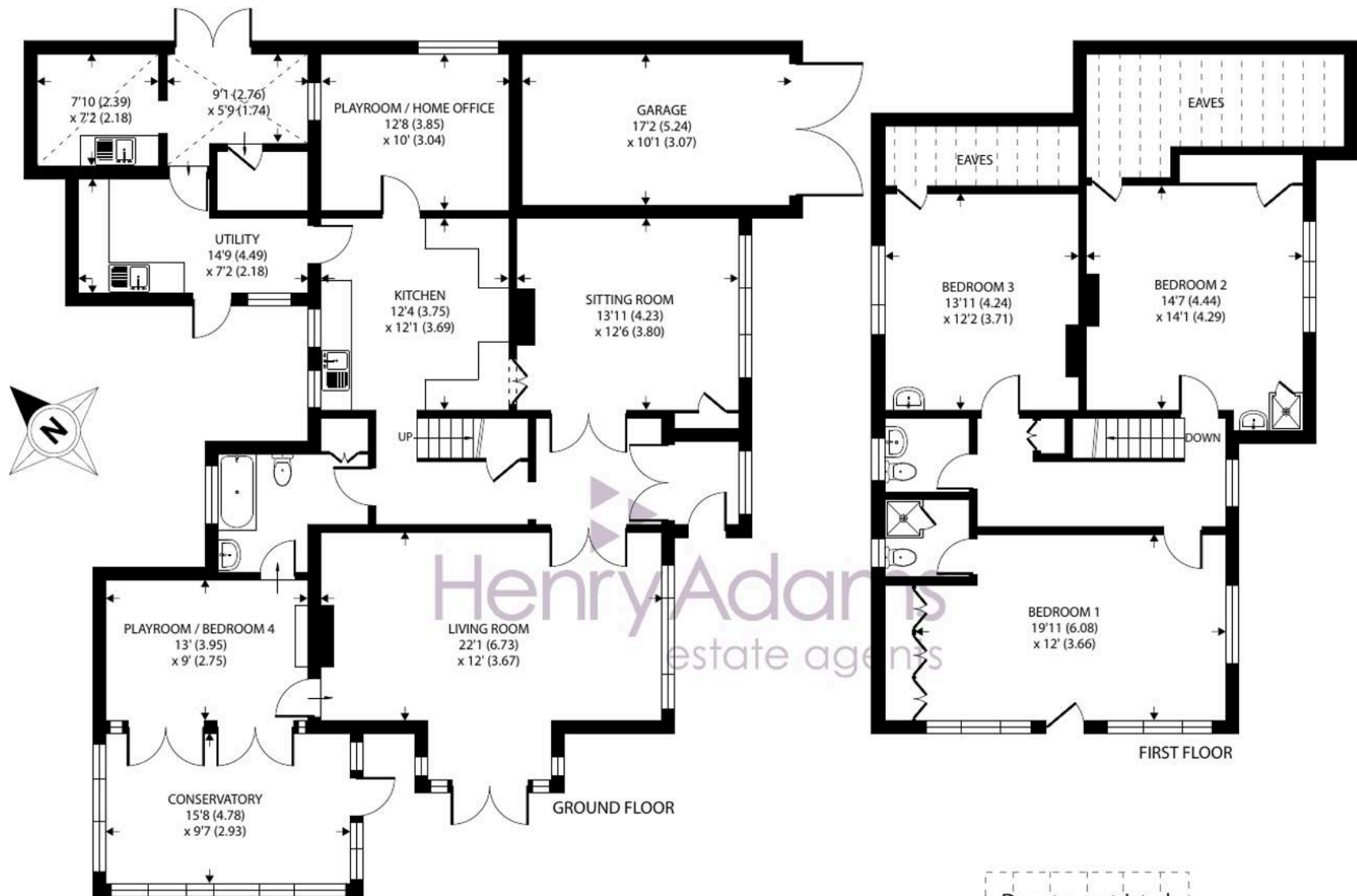
Guys Cliffe offers a unique opportunity to acquire a deceptive detached home in a highly desirable location, situated within 150 metres of the beach. The home offers a fantastic canvas for those seeking to create their dream coastal residence. Boasting character features such as high ceilings and herringbone wooden flooring, this residence presents itself as a blank canvas for a discerning buyer.

Upon entering the property, one is immediately struck by the potential that this dwelling offers. The accommodation is currently arranged as a four-bedroom, three-reception room layout, providing versatile living spaces for a range of lifestyle requirements. Characterised by a wealth of traditional features, the home presents a unique opportunity for renovation to create a modern yet timeless residence.

The ground floor comprises both living & sitting rooms, playroom, kitchen, two utility rooms, bathroom and a conservatory, offering a variety of spaces for both practicality and relaxation. The addition of a double garage and ample parking for approximately six cars further enhances the property's convenience and functionality. The south-facing gardens provide the perfect setting for outdoor enjoyment, offering a serene retreat from the hustle and bustle of daily life.

Council Tax : F, EPC Rating: D





Approximate Area = 2406 sq ft / 223.5 sq m

Limited Use Area(s) = 173 sq ft / 16 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 2747 sq ft / 255.1 sq m

For identification only - Not to scale









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This property is offered with no onward chain, providing a hassle-free transaction. With endless possibilities for transformation, this home represents an outstanding opportunity to create a bespoke dwelling in a sought-after coastal location. The proximity to the beach adds an extra layer of charm and convenience, ensuring that the new owner can enjoy all the benefits of coastal living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Deceptive detached home in desirable location
- Full modernisation required
- Located within 150m of the beach
- Flexible accommodation, currently arranged as 4 beds 3 receptions
- Character features such as High ceilings & Herringbone wooden flooring
- Kitchen, 2 utility rooms and conservatory
- Double garage & ample parking for approx. 6 cars
- South facing gardens
- 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.