



31 Elm Tree Close, Selsey

Guide Price £315,000 Freehold

 **Henry Adams**
estate agents

31 Elm Tree Close

Selsey, Chichester

Charming end terraced house with modern kitchen & shower room. Deceptive layout with open plan living/dining room, 3 bedrooms. Detached garage & No onward chain.

Council Tax band: C

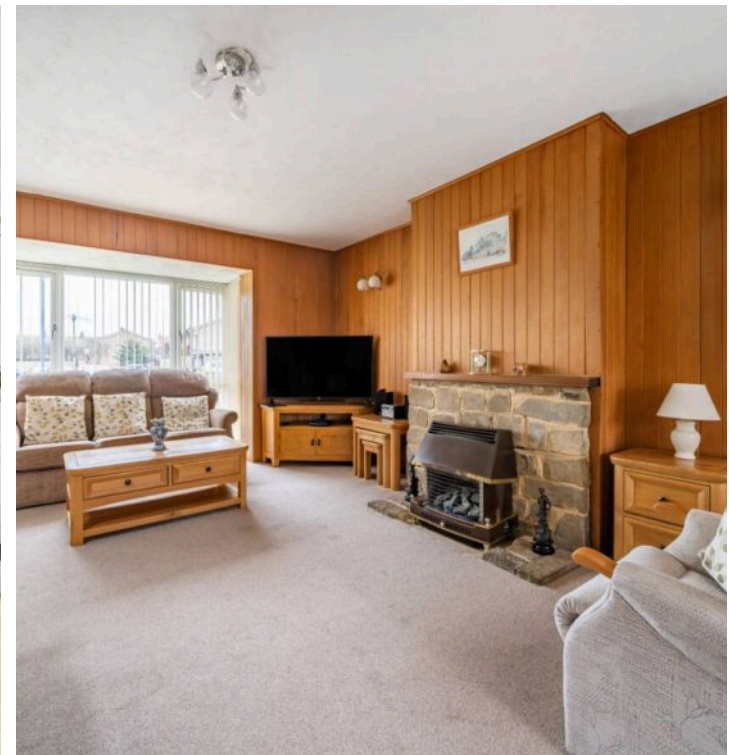
Tenure: Freehold

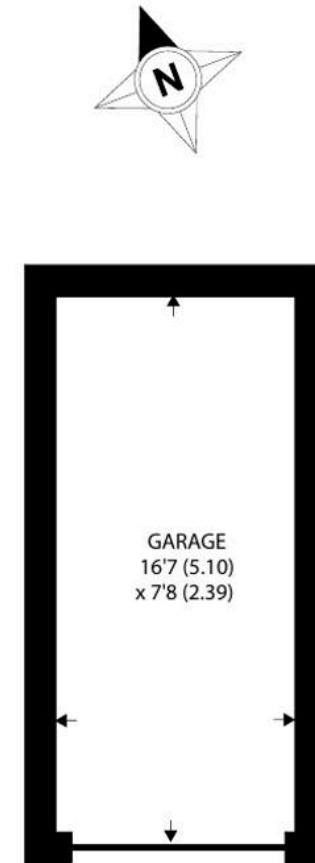
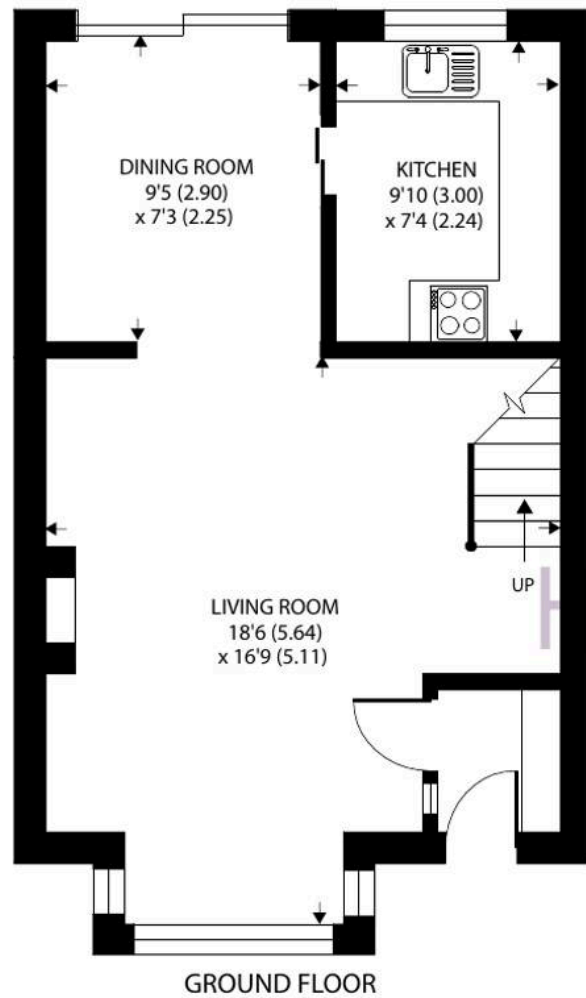
EPC Energy Efficiency Rating: D

- End terraced house in cul-de-sac position
- Three bedrooms
- Deceptive accommodation for a home of this style
- 1st time on market since 1987
- Open plan living & dining room
- Modern kitchen & shower room
- Detached single garage in block next to the home
- No onward chain

Nestled within a cul-de-sac, this end terraced house presents a rare opportunity to acquire a charming residence that boasts a well-appointed interior and a convenient location. Introducing an unexpectedly spacious layout, this three-bedroom property offers deceptive accommodation.

Having enjoyed the attentive ownership by the same owner since 1987, this home now graces the market for the first time in over three decades, presenting a unique chance to secure a property that has been cared for and cherished throughout the years.





Approximate Area = 890 sq ft / 82.7 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1027 sq ft / 95.4 sq m

For identification only - Not to scale





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Upon entering this inviting abode, one is greeted by an open plan living and dining room that forms the heart of the home. This versatile space offers ample room for both relaxation and entertainment, creating a welcoming atmosphere that is ideal for gatherings with loved ones or unwinding after a long day.

Adjoining the living area, a modern kitchen awaits, complete with contemporary finishes. Designed to cater to culinary enthusiasts, the kitchen provides a stylish backdrop for creating delicious meals and culinary masterpieces. Completing the internal layout, three well proportioned bedrooms offer comfortable sleeping arrangements. A modern shower room adds further convenience, ensuring that daily routines are met with ease and efficiency.

Externally, this property benefits from a detached single garage located in the adjacent block and although not defined on the title plan of the home, we're advised the current occupants have enjoyed stress free parking alongside the home. With the added benefit of no onward chain, this home presents an enticing opportunity for those seeking a hassle-free move and a swift transaction.





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.