



22 Clayton Road, Selsey

Guide Price £495,000 Freehold

 **Henry Adams**
estate agents

22 Clayton Road

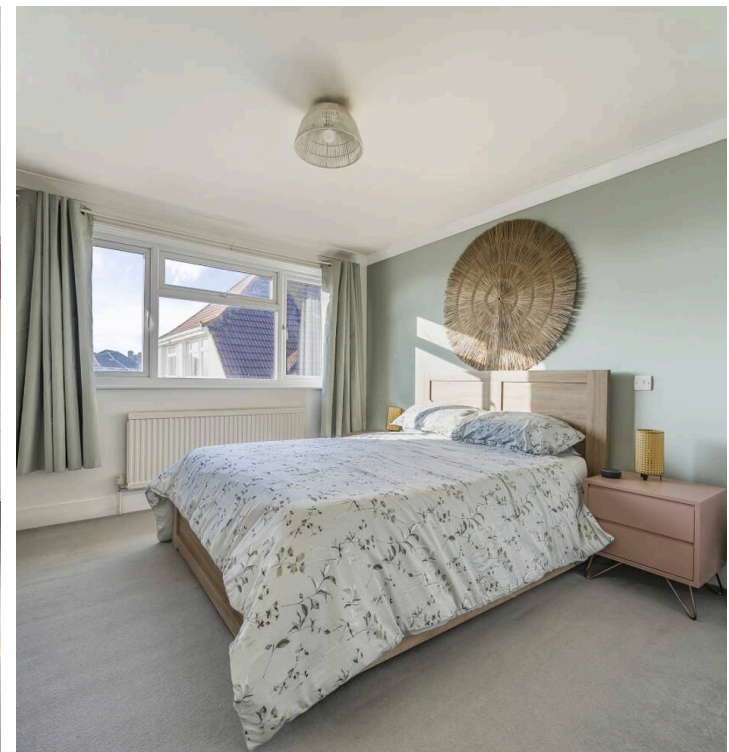
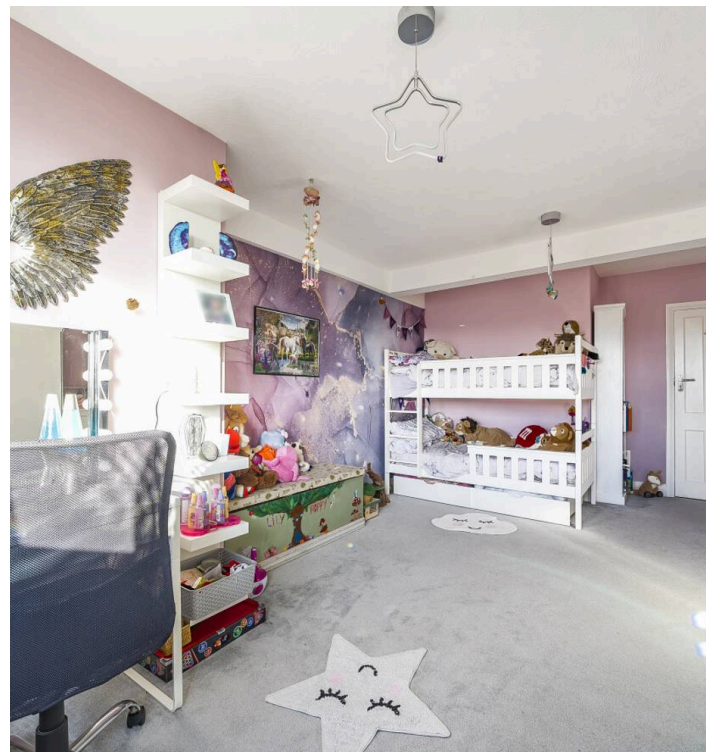
Selsey, Chichester

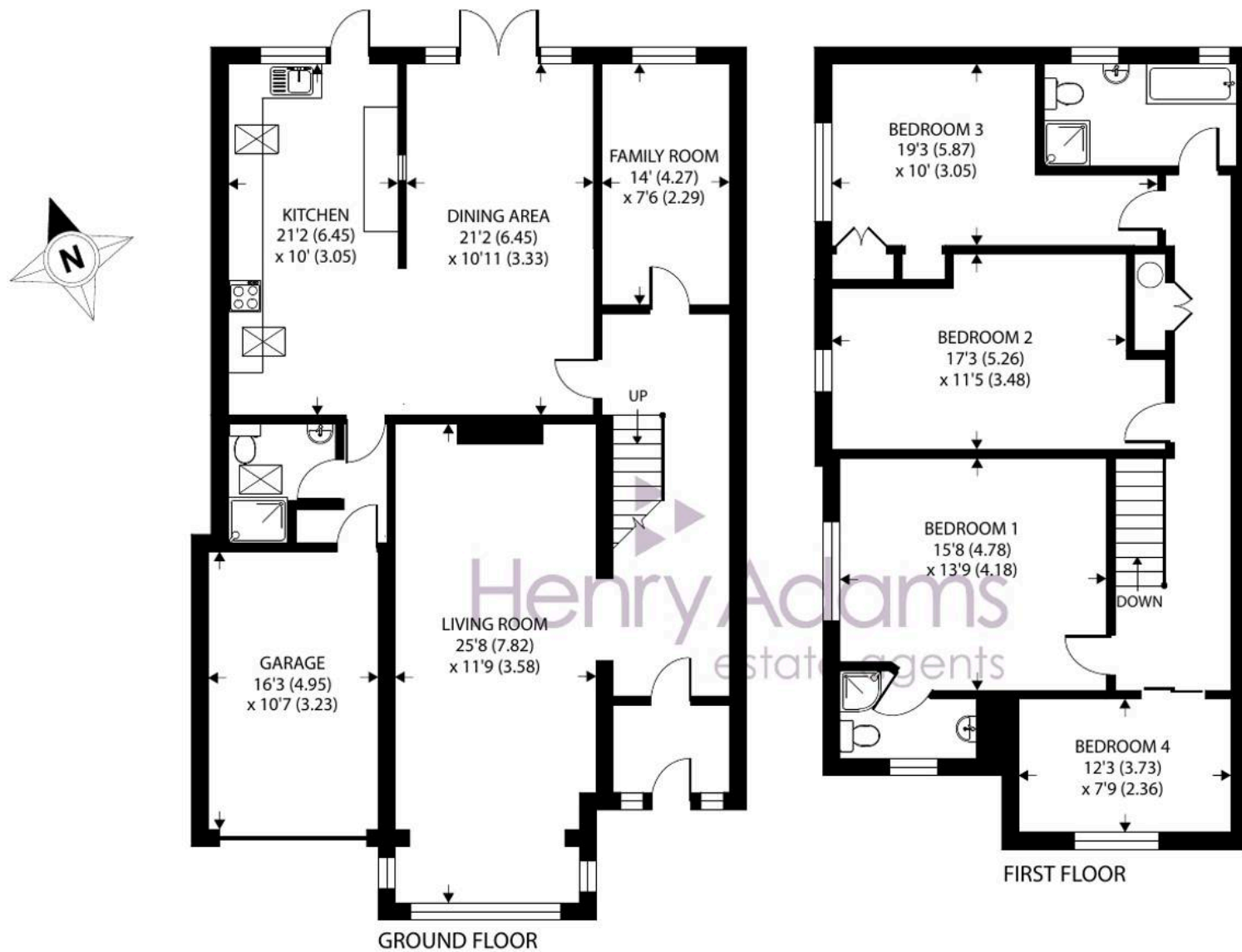
This distinctive family home offers an impressive living space of 2372sqft. Boasting a deceptive exterior, this property yields an abundance of space and character that is sure to captivate discerning homebuyers.

Upon entering, one is greeted by a welcoming and spacious entrance hall that gracefully flows to three well-proportioned reception rooms, each exuding an air of elegance and offering versatile living spaces for both formal occasions and relaxed family living. The focal point of the residence is the expansive 24ft living room, designed to accommodate gatherings of varied scales and offering a serene setting for unwinding in the evenings.

The heart of the home lies within the exquisite 21ft by 20ft open plan kitchen, dining, and family room, constructed to accommodate modern living and exudes a sense of warmth and comfort. A new kitchen, thoughtfully installed post 2020, boasts contemporary fixtures and fittings, enhancing the culinary experiences within this dynamic living space.

Ascending to the first floor, one discovers four bedrooms, each thoughtfully designed to offer views of the serene sea. The main bedroom presents an en-suite shower room, providing a private sanctuary for moments of relaxation and rejuvenation. Furthermore, the property offers three bath/shower rooms, ensuring convenience and comfort for all residents and guests.





Approximate Area = 2380 sq ft / 221.1 sq m (includes garage)

For identification only - Not to scale





22 Clayton Road

Selsey, Chichester

In addition to its gracious interiors, this exceptional property further features a driveway capable of accommodating several vehicles, in addition to a garage, providing convenient storage solutions and ease of access.

Situated in the sought-after locale on the western side of Selsey, residents are afforded the tranquillity of coastal living combined with the convenience of nearby amenities. With its proximity to the seaside and array of local attractions, this home encapsulates the allure of coastal living, offering a harmonious blend of comfort, convenience, and style.

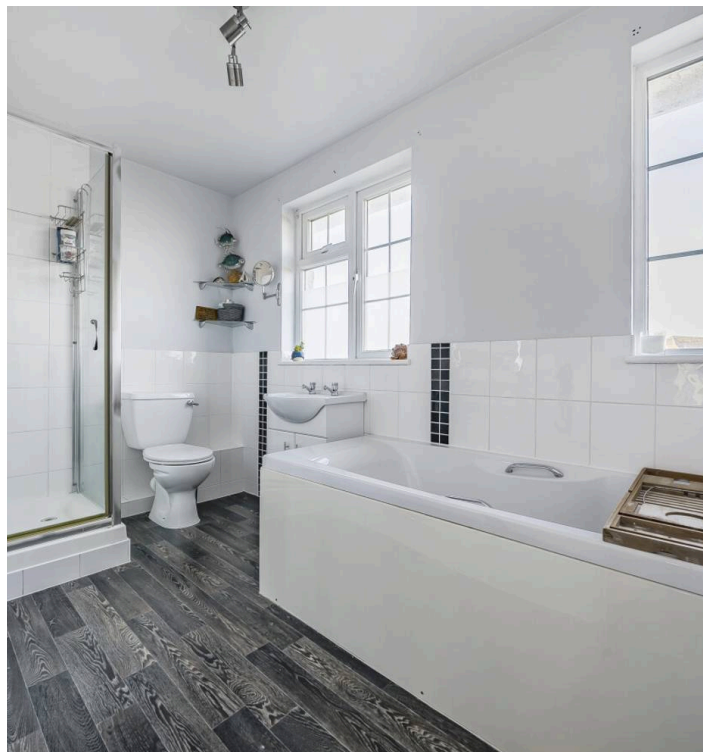
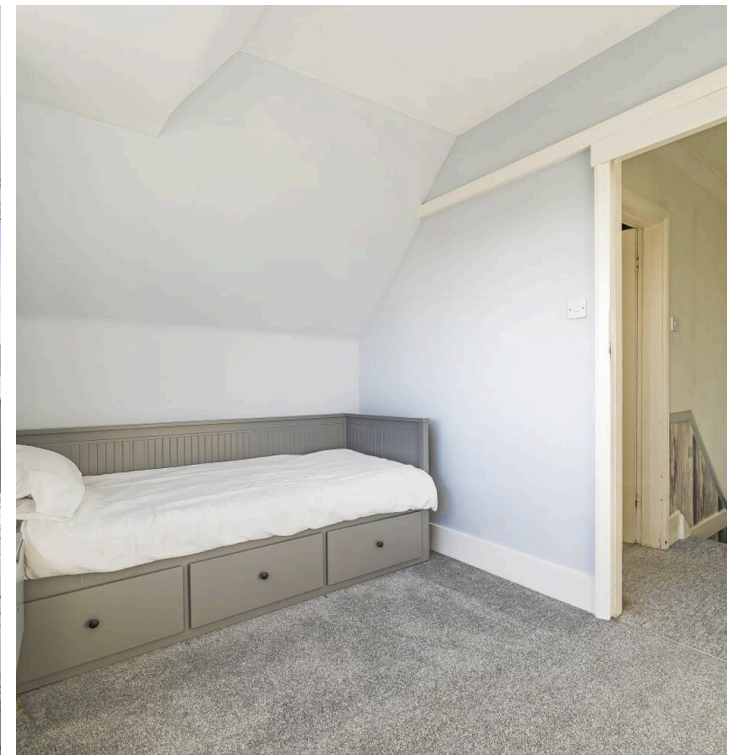
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Deceptive family home of 2372sqft
- Three reception rooms
- Four bedrooms all with a view of the sea
- 24ft living room
- 21ft x 20ft open plan kitchen/dining/family room
- New kitchen installed since 2020
- Main bedroom with an en-suite shower room
- Three bathrooms
- Driveway for several cars and garage
- Sought after location on the western side of Selsey





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.