



10 Manor Lane, Selsey

Guide Price £450,000 Freehold

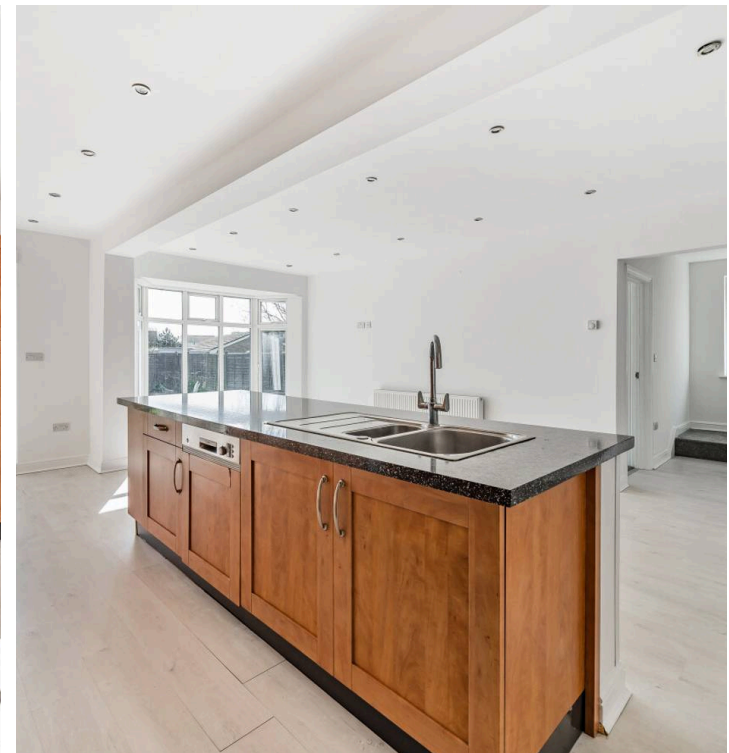
10 Manor Lane

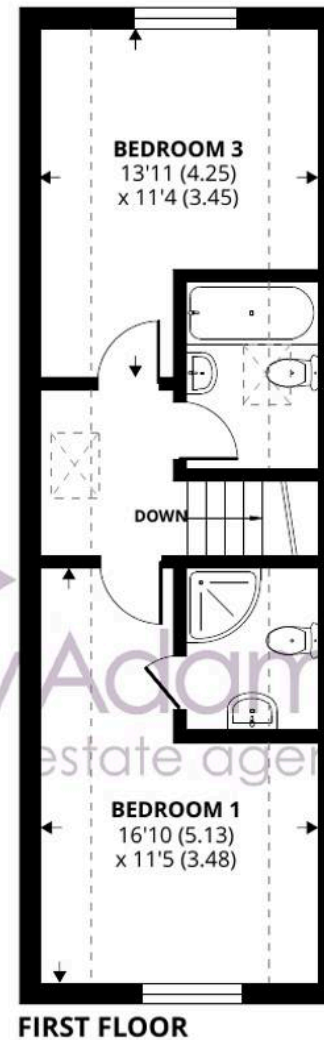
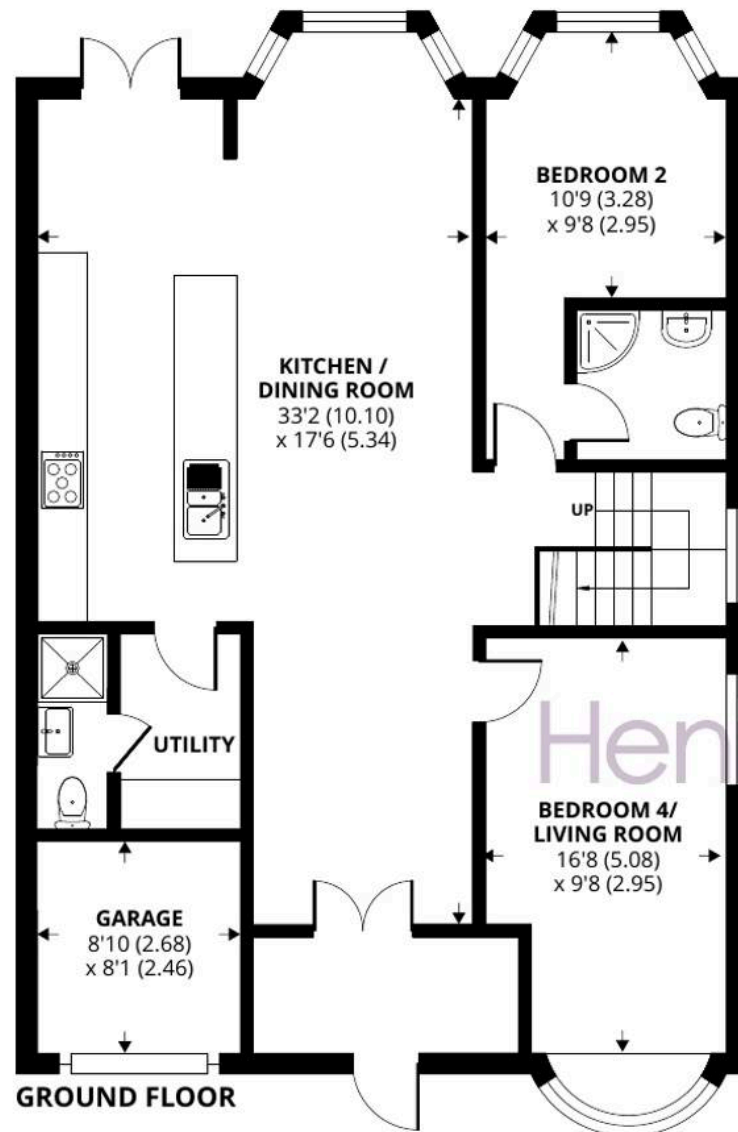
Selsey, Chichester

An opportunity to acquire this charming and deceptive detached chalet house offering versatile living space in a sought-after location. The property boasts four double bedrooms, with two located on the ground floor, ensuring comfortable living for families of all ages. The open plan living/dining and kitchen area is ideal for entertaining guests. With four bathrooms, including a convenient utility room, this home provides modern convenience. Complete with a detached workshop/shed and off-road parking for 2-3 cars, this property is a unique find with NO onward chain, making it a hassle-free option for the next lucky homeowners. Situated close to shops, bus routes, and the beach, convenience and relaxation are at your doorstep.

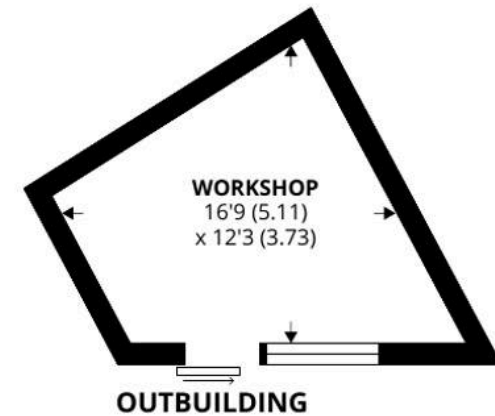
Step outside to discover the outside space, featuring a shaped patio seating area with stone covered sections and a charming stepping stone style pathway leading to the detached workshop/shed. The remainder of the garden is laid to lawn, providing a tranquil oasis in which to relax and unwind. Side access to the front ensures ease of movement, while the off-road parking for a couple of cars offers practicality for modern living. The garage/storage space features an up & over door, light, and power, making it an adaptable space for storage. Don't miss out on the chance to make this property your own and enjoy the perfect blend of indoor comfort and outdoor serenity.

Council Tax band: D, EPC Rating: D





Denotes restricted head height



Approximate Area = 1312 sq ft / 121.8 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Garage = 69 sq ft / 6.4 sq m
 Outbuilding = 123 sq ft / 11.4 sq m
 Total = 1649 sq ft / 153.1 sq m

For identification only - Not to scale





10 Manor Lane

Selsey, Chichester

Spacious chalet house with 4 bedrooms, open plan living, 4 bathrooms, detached workshop/shed, off-road parking, and garage/storage space. Convenient location near shops, bus routes, and the beach. No chain. EPC-D, council tax-D

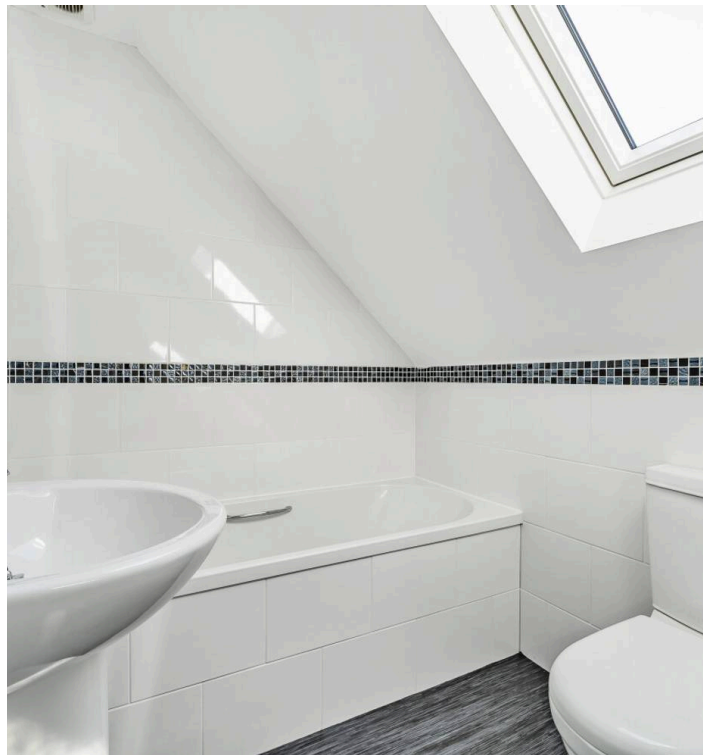
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four double bedrooms (2 ground floor)
- Four bathrooms
- Deceptive detached chalet house
- Open plan living/dining & kitchen
- NO onward chain
- Detached workshop/shed
- Close to the shops, bus route and beach
- Off road parking for 2-3 cars





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.