



20 Lawrence Close, Selsey

Guide Price £575,000 Freehold

 Henry Adams
estate agents

20 Lawrence Close

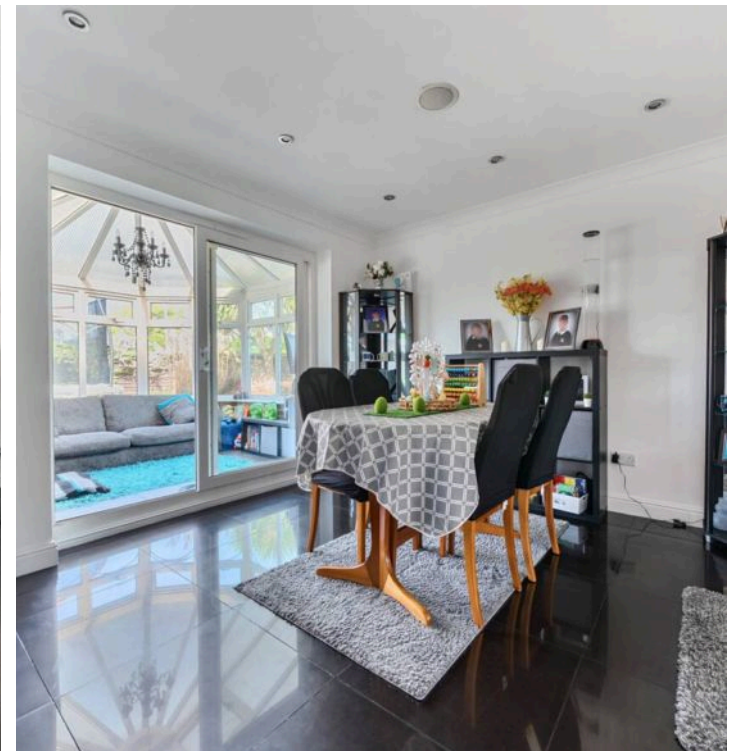
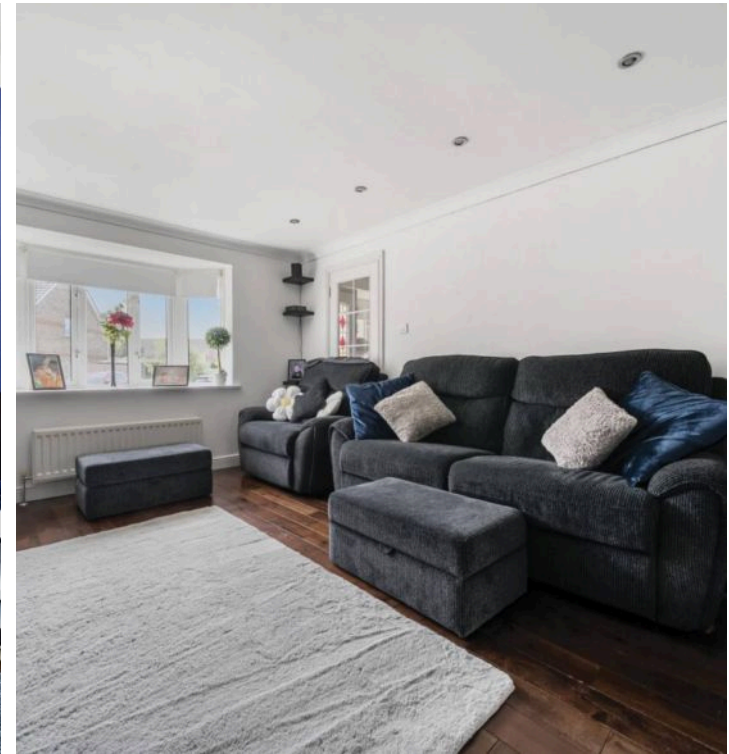
Selsey, Chichester

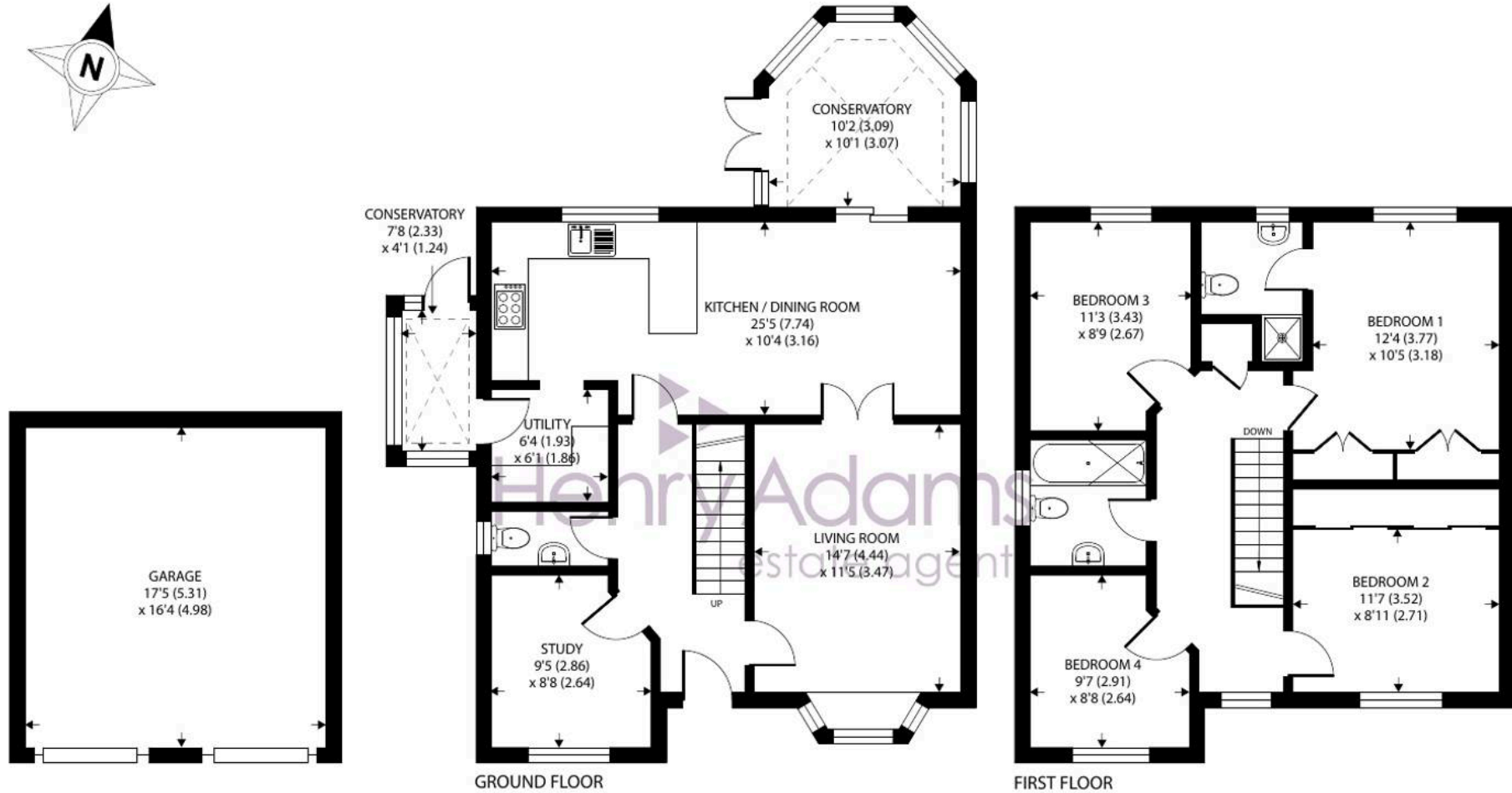
We are delighted to present this detached house nestled within a peaceful cul-de-sac, ideally situated within 300 metres of the shoreline. Boasting a convenient location and an array of desirable features, this property is sure to impress those seeking a comfortable and stylish family home.

Upon entering, you are greeted by a welcoming living room, offering a cosy retreat for relaxation and entertaining. The adjacent study provides an ideal space for those who require a home office or quiet reading area. The heart of the home is undoubtedly the generously proportioned kitchen breakfast room, perfect for gathering with family and friends over delicious meals.

On the first floor, four bedrooms await, each offering ample space and comfort. The main bedroom features the added luxury of an en-suite shower room, providing a private sanctuary for unwinding after a long day. The property also benefits from a family bathroom and a convenient cloakroom on the ground floor.

Positioned on a corner plot, this residence boasts a generous garden that extends to two sides, offering plenty of outdoor space for relaxation and recreation. A double driveway provides parking space for approximately four vehicles, while a detached double garage ensures ample storage space for vehicles and additional belongings.





Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 1789 sq ft / 166.1 sq m

For identification only - Not to scale





20 Lawrence Close

Selsey, Chichester

Benefitting from a prime location near the beach, this property offers not only a tranquil retreat but also easy access to the breathtaking coastal scenery. The absence of an onward chain further adds to the appeal, presenting an opportunity for a swift and hassle-free move.

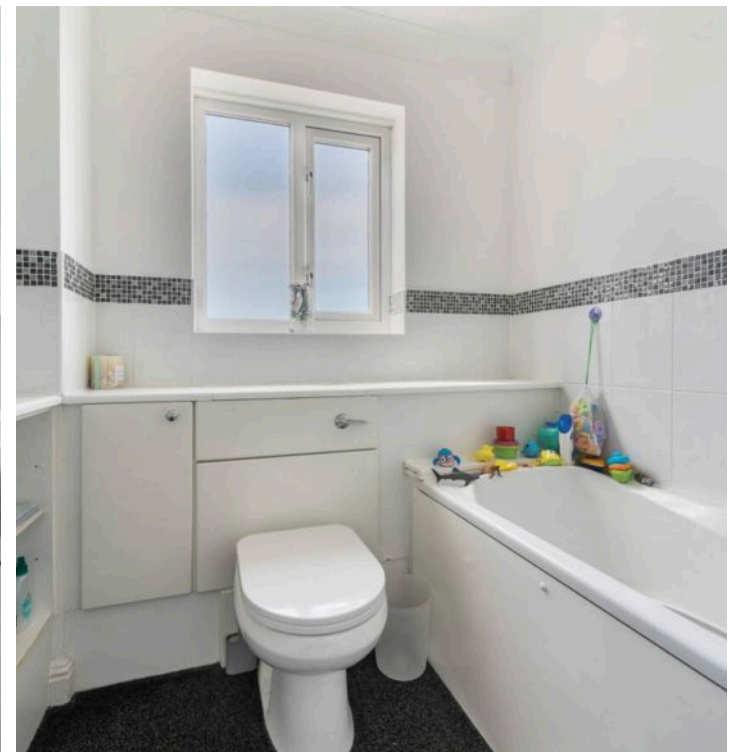
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached house in cul-de-sac location
- Four bedrooms with main bedroom en-suite
- Located within 300m of the beach
- Living room, study and kitchen breakfast room
- Cloakroom, family bathroom and en-suite
- Corner plot position with generous garden extending to 2 sides
- Double driveway for approx 4 cars
- Detached double garage
- 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.