



## 6 Spinney Close, Selsey

Guide Price £360,000 Freehold



# 6 Spinney Close

Selsey, Chichester

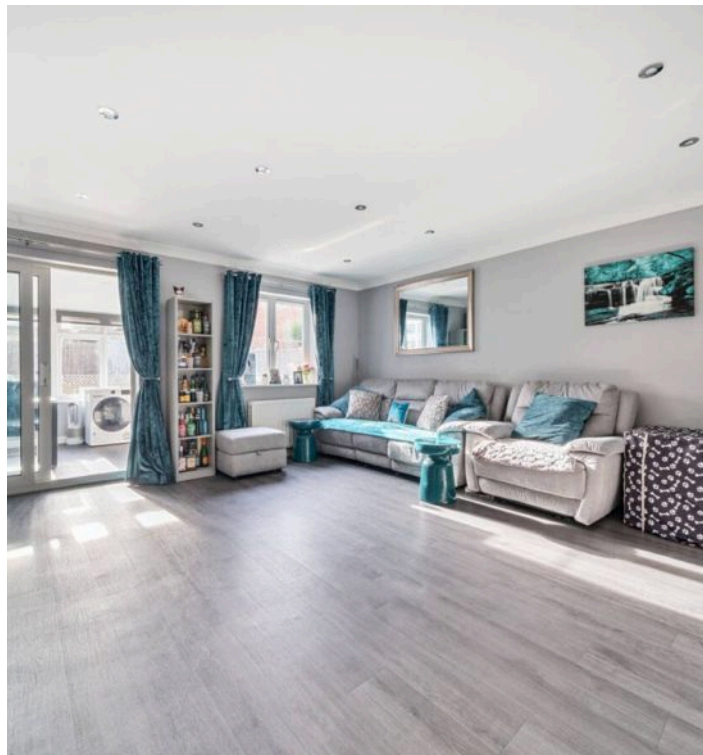
Nestled within the sought-after 'Meadows' development, this detached home presents an opportunity to acquire a residence of style, comfort, and practicality. Boasting a spacious floor plan, this property offers an inviting ambience for discerning homeowners seeking luxury living.

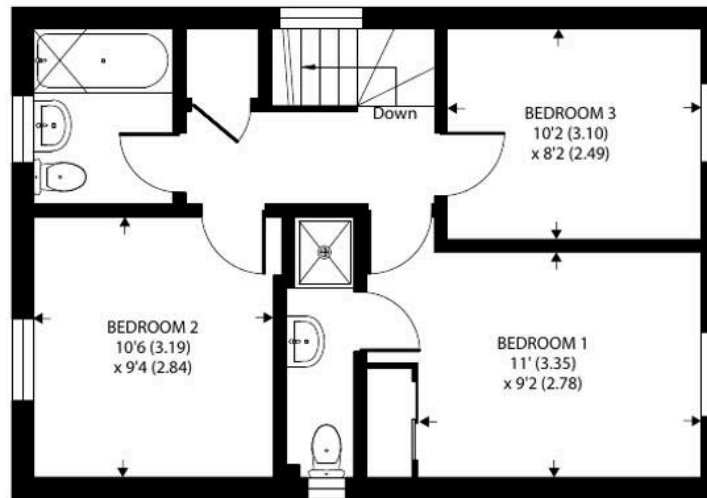
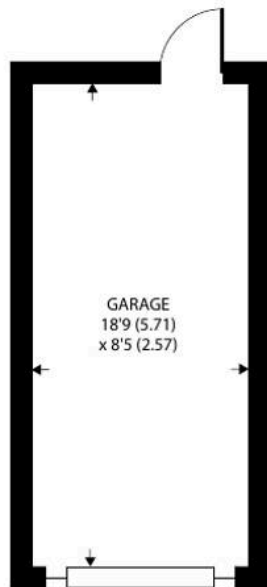
Upon entering, there is a charming 17' x 16' living room, enhancing the sense of openness within the residence. Adjacent to the living room, a conservatory which was replaced in June 2024 provides a tranquil space for relaxation or entertaining guests, complementing the indoor living areas with natural light and views of the surroundings.

The property features a carefully designed layout that incorporates three double bedrooms, each offering space and privacy for residents. The main bedroom is complemented by an en-suite shower room (shower replaced in 2023), providing a touch of convenience for the occupants. In addition to the en-suite, the property includes a ground floor cloakroom and a family bathroom (recently updated). The kitchen provides a functional space equipped with ample storage, ideal for preparing meals and hosting gatherings. A worthy note is that the current home owner installed a new boiler in oct 2023 along with a electric new fuse board providing peace of mind for any new homeowner.

Council Tax band: D , EPC - Rating: D

EPC Environmental Impact Rating: D





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1013 sq ft / 94.1 sq m

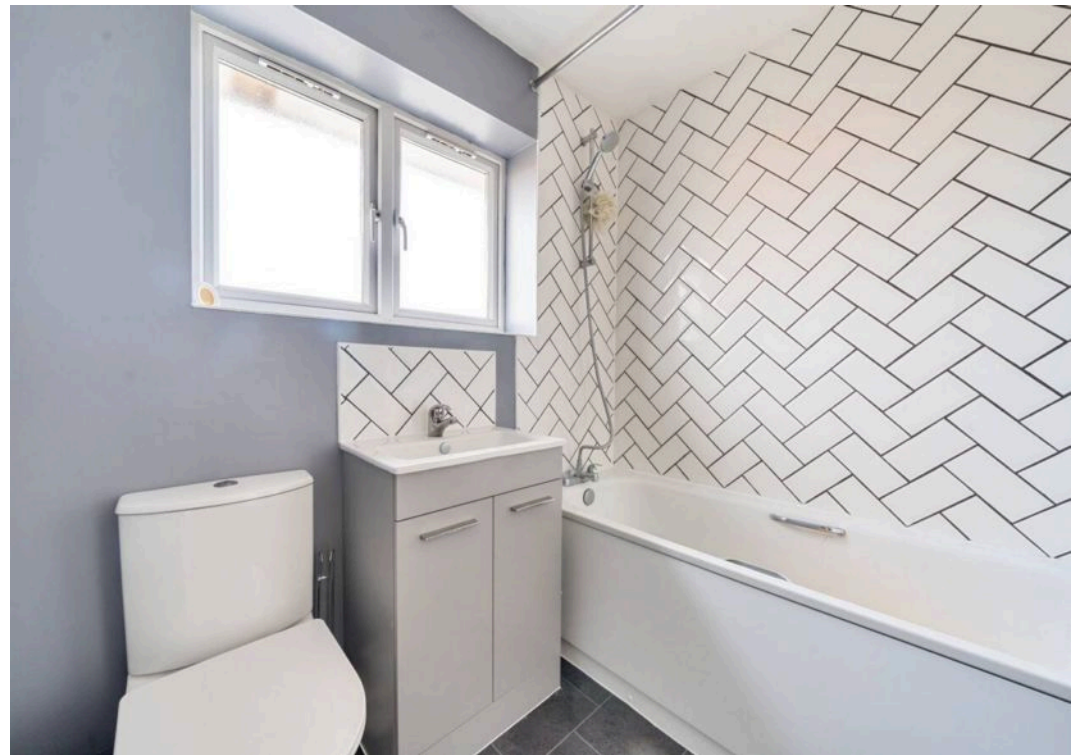
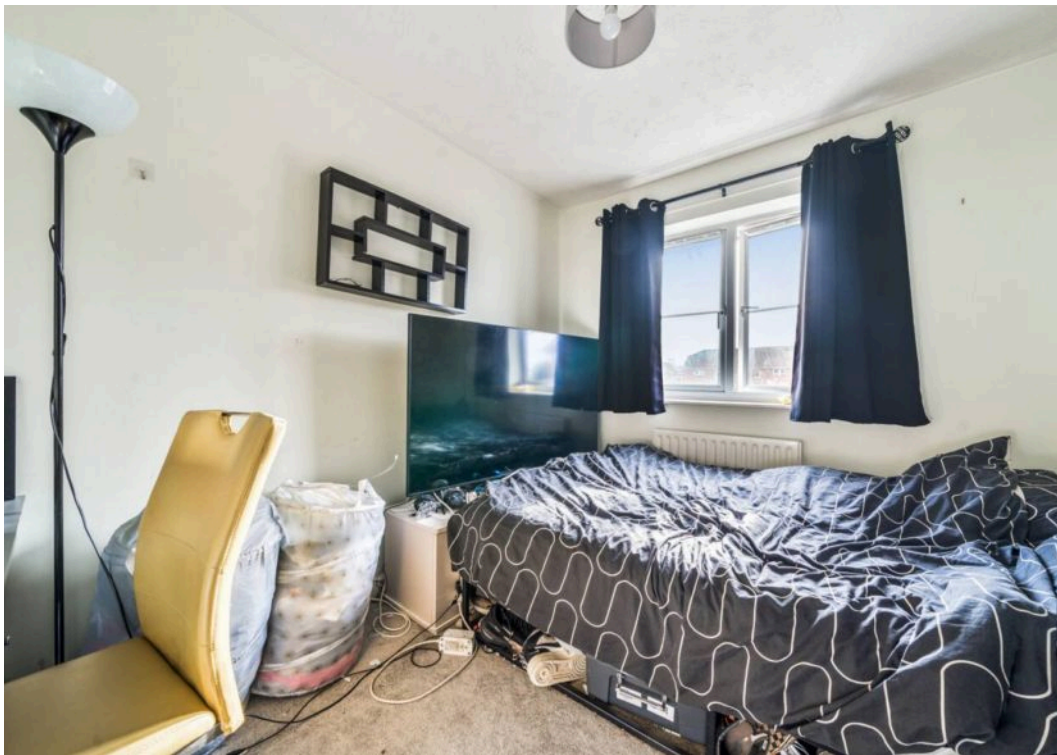
Garage = 158 sq ft / 14.6 sq m

Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale







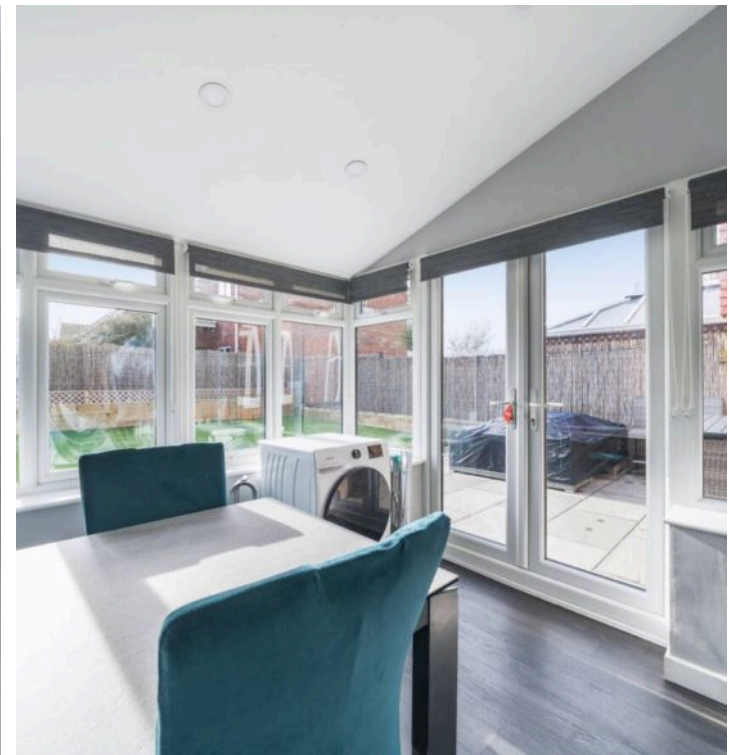


## 6 Spinney Close

Selsey, Chichester

Stepping outside, the property reveals a south-facing garden, bathed in natural light and offering a tranquil retreat for relaxation and leisure. The garden has been subject to a complete overhaul since 2023 and now provides a generous patio seating area, artificial lawn edged in wooden sleepers creating raised borders. Further enhancing the allure of this property is the inclusion of a garage and off-road parking facilities, ensuring convenience and security for vehicle storage.

- Detached Home
- Situated On The Popular 'Meadows' Development
- 17' x 16' Living Room
- Conservatory
- En-Suite, Cloakroom and Family Bathroom
- Three Double Bedrooms
- Garage and Off Road Parking
- South Facing Garden







## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.