



22 Vincent Road, Selsey

Guide Price £515,000 (Freehold)

 **Henry Adams**
estate agents

22 Vincent Road

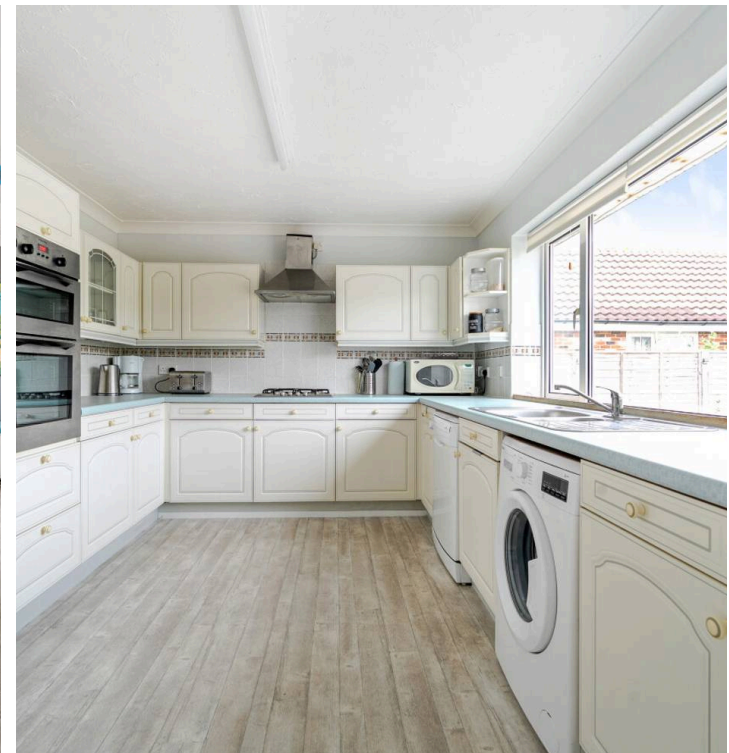
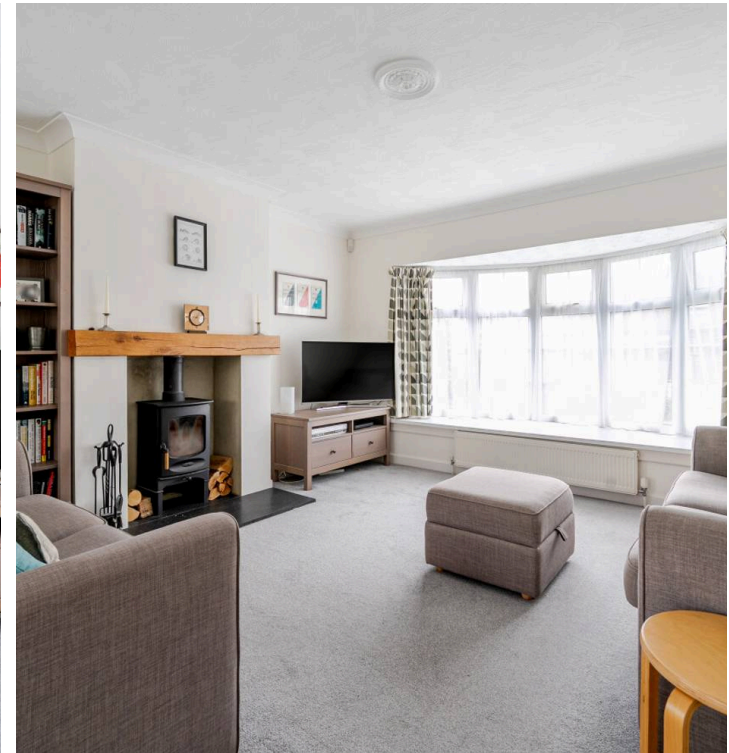
Selsey, Chichester

Located approximately 350 meters walk from the seaside, this impressive three-bedroom detached property boasts a spacious layout, ideal for modern living. Upon entering the property, you step straight into a convenient porch space. Then from the main hallway, you are greeted by a large living room with a dining area, perfect for both relaxation and entertaining. The kitchen, complete with an adjoining dining room, offers ample space for culinary enthusiasts to create and enjoy meals together. Additionally, the property features a conservatory, providing a tranquil space to unwind and enjoy the natural surroundings.

All three bedrooms are generously sized and offer comfort and privacy, with the main bedroom and bedroom three benefiting from storage facilities. Furthermore, the property boasts off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. A garage with an electric roller door adds to the appeal of this property, providing secure storage and easy access.

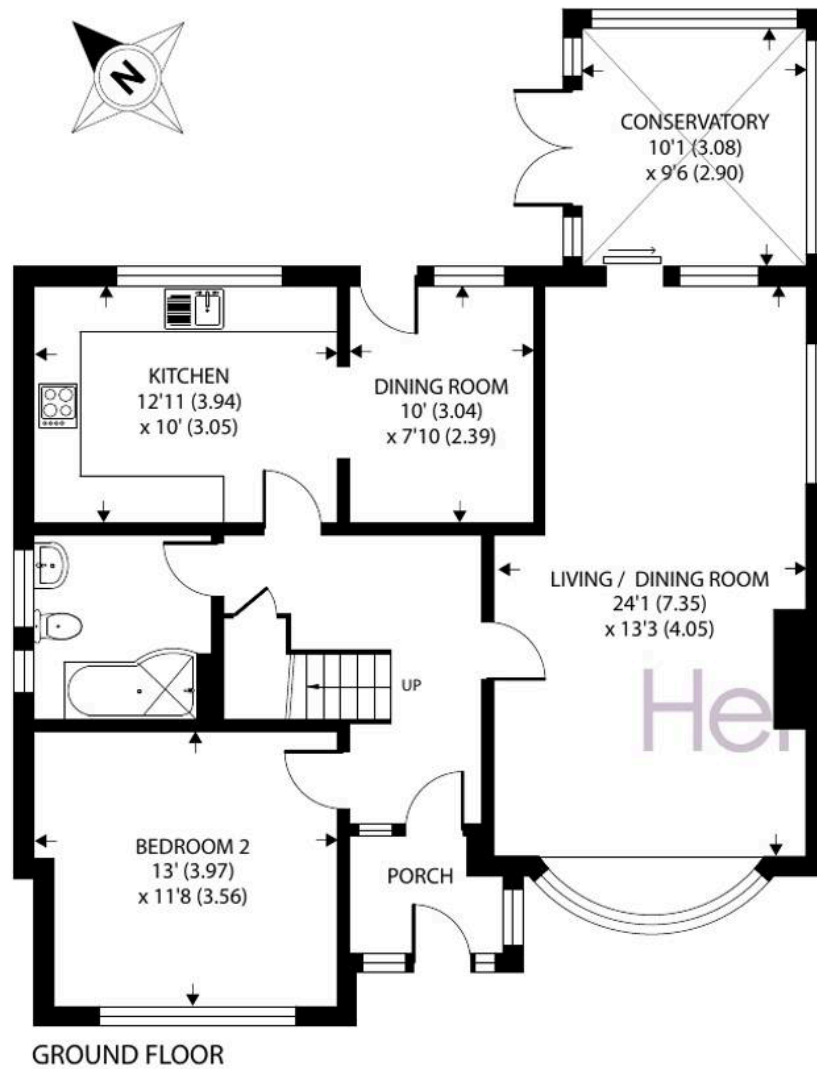
The crowning jewel of this property is the approximate 90-foot rear garden, offering a serene outdoor oasis for relaxation and outdoor activities. Don't miss the opportunity to make this stunning property your new home.

Council Tax band: D, EPC Rating: D





Denotes restricted
head height



Approximate Area = 1427 sq ft / 132.5 sq m
Limited Use Area(s) = 100 sq ft / 9.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1675 sq ft / 155.4 sq m

For identification only - Not to scale





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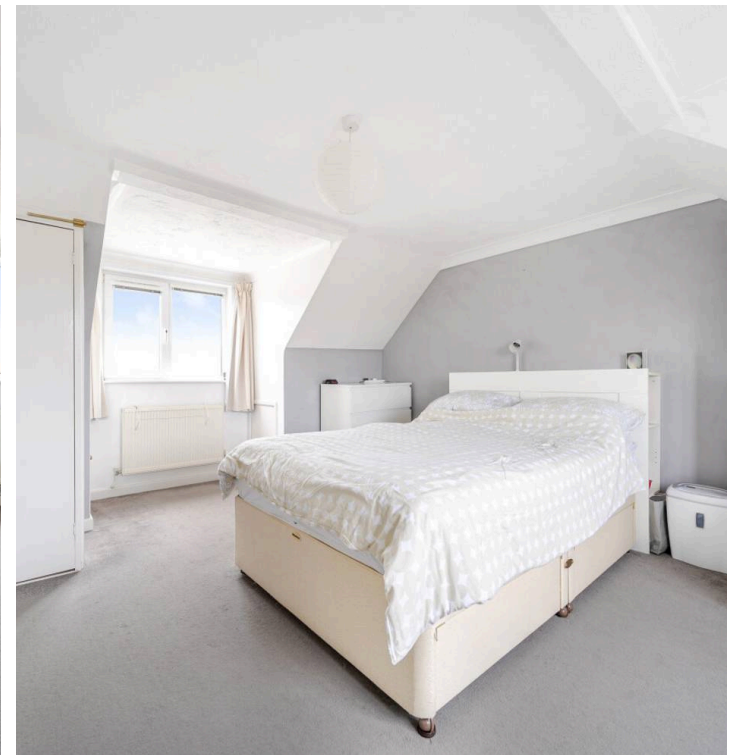
Impressive 3-bed detached property, spacious layout ideal for modern living. Large living/Diner, kitchen with dining area, conservatory, off-road parking, garage, approx. 90-ft rear garden.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Three Bedroom Detached Property
- Large Living Room with Dining Area
- Kitchen with Adjoining Dining Room
- Conservatory
- All Double Bedrooms, Main and Third have Storage
- Off Road Parking for Multiple Vehicles
- Garage with Electric Roller Door
- Approx. 90ft Rear Garden





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.