



## 3 Barnes Close, Selsey

Guide Price £650,000 Freehold



# 3 Barnes Close

Selsey, Chichester

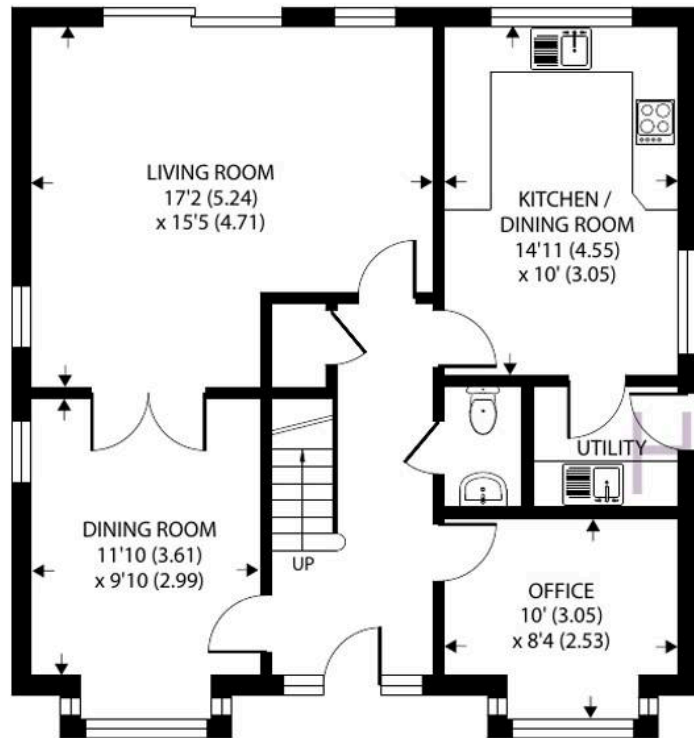
Offered to the market is this sea-facing four-bedroom detached house, boasting panoramic views of the English Channel from multiple rooms. Situated in a peaceful cul-de-sac location, this property offers a quiet retreat with the convenience of the amenities within close proximity.

Stepping inside, you're greeted by the hallway with doors leading to all the principal ground floor rooms. The living room with direct access to the garden offers a perfect space for relaxation and entertainment. The adjacent dining room provides a lovely setting for family meals or hosting guests, with the stunning sea view. In addition to the living & dining rooms, the home also benefits from a home office/study. Heading to the 1st floor there are 4 bedrooms, two of which feature en-suite shower rooms that offer privacy and comfort, along with the family bathroom providing additional convenience. The bedrooms offer ample natural light, creating a bright and airy atmosphere throughout.

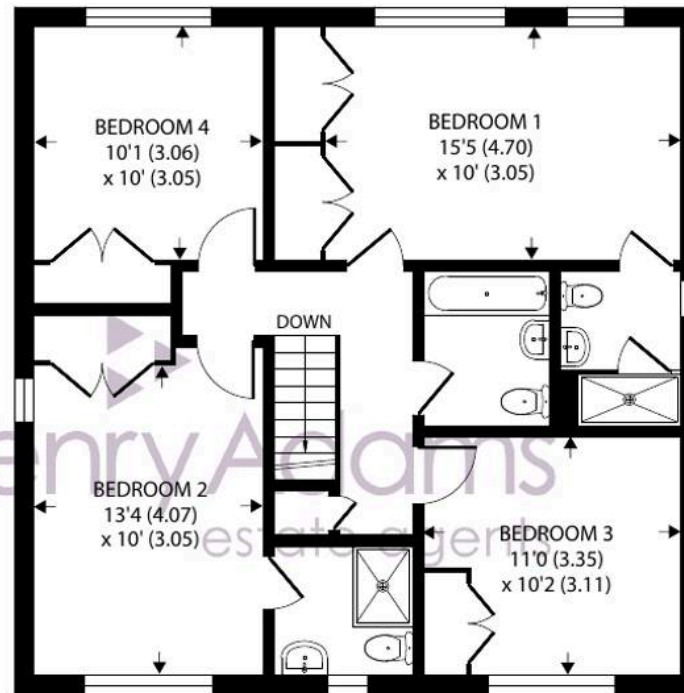
The westerly facing enclosed rear garden is a peaceful space, allowing residents to enjoy outdoor living in a private setting. Whether you're hosting a barbeque with friends or simply unwinding after a long day, this outdoor space offers a place to relax and recharge. Beside the home there is a double driveway and double garage, providing ample parking space and storage options. This feature adds a level of practicality and convenience for busy households or car enthusiasts alike.

Council Tax band: F, EPC Energy Efficiency Rating: C

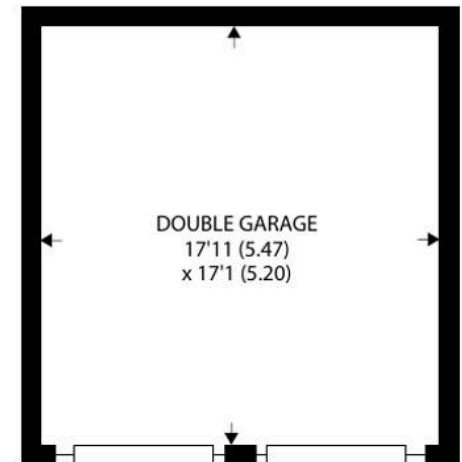




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1560 sq ft / 144.9 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1866 sq ft / 173.3 sq m

For identification only - Not to scale









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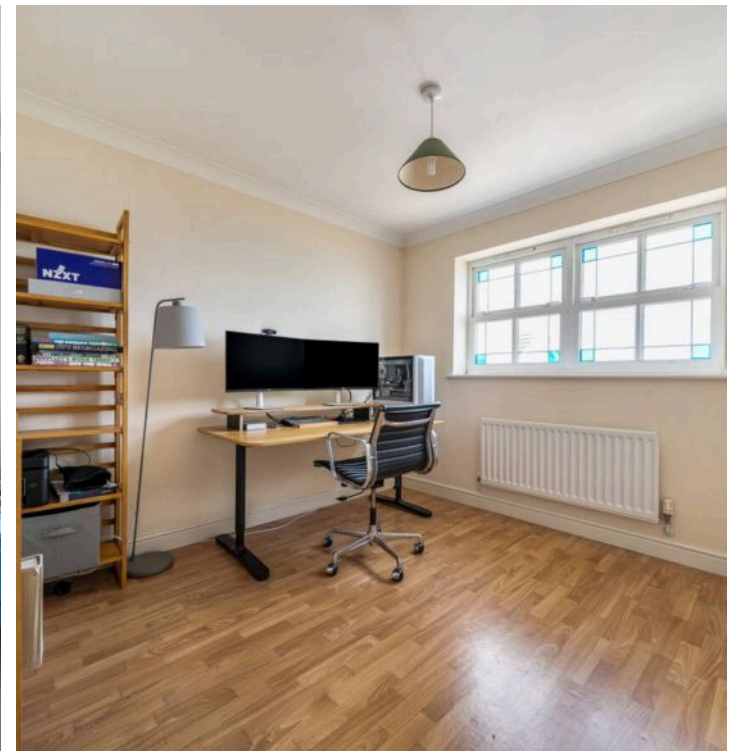
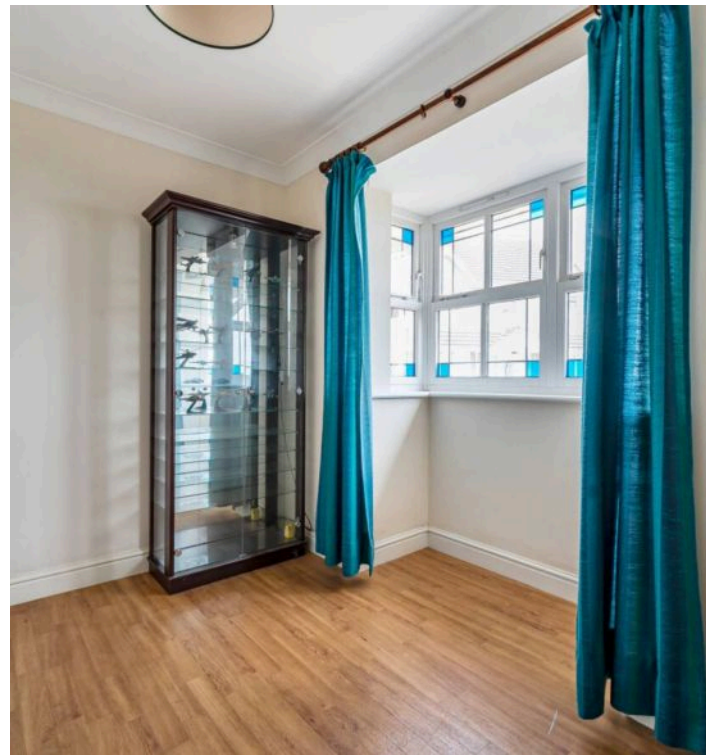
Sea-facing 4-bed detached house with panoramic English Channel views. Peaceful cul-de-sac location, double garage, home office, 2 en-suites, westerly garden. No onward chain. EPC-tbc Council Tax-E  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Sea facing four bedroom detached house
- Panoramic sea views
- Living & dining rooms
- Two en-suite bedrooms & family bathroom
- Westerly facing enclosed rear garden
- Double driveway & double garage
- Cul-de-sac location
- No onward chain







## Henry Adams - Selsey

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