



## 36 Church Road, Selsey (Freehold)

Guide Price £300,000



# 36 Church Road

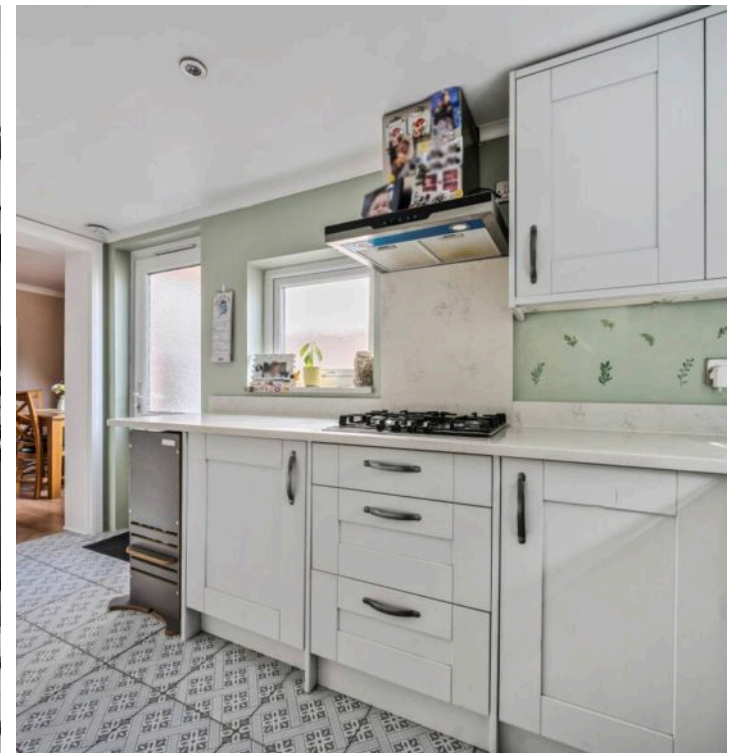
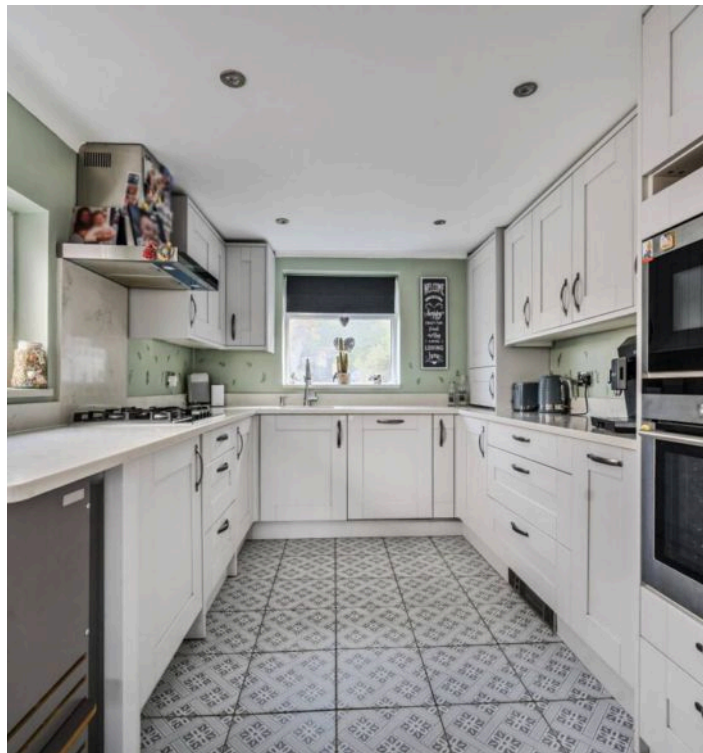
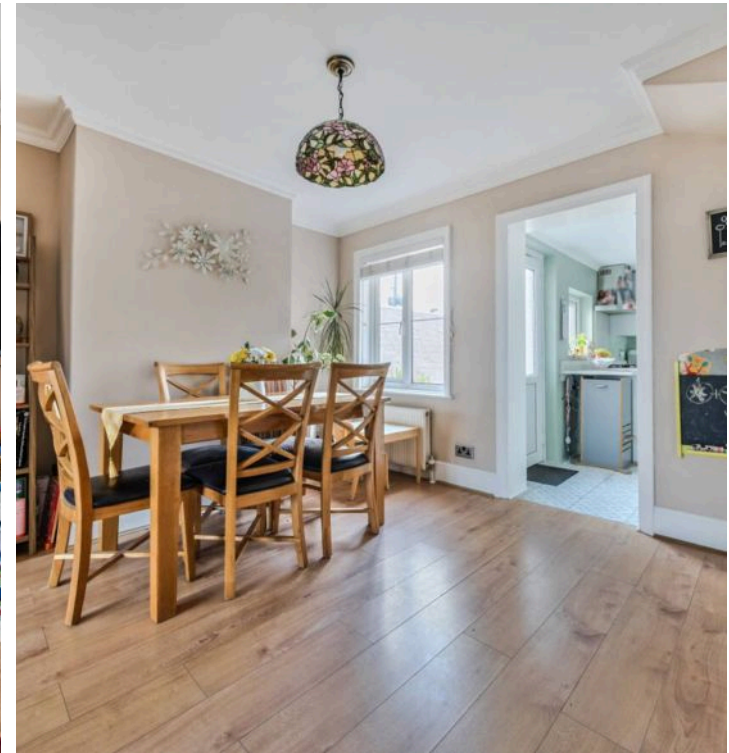
Selsey, Chichester

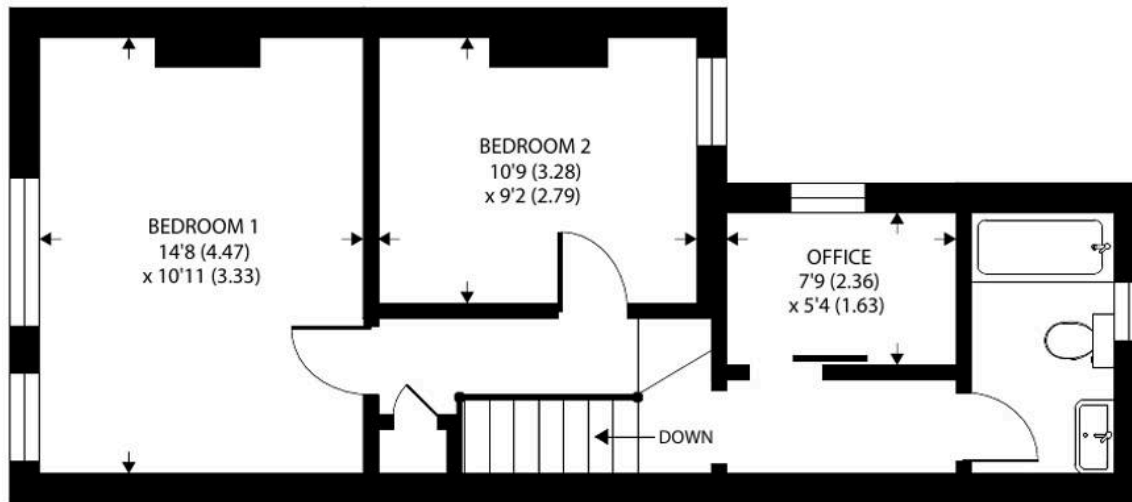
Presenting a charming terrace house, this well-maintained property enjoys character with its distinctive features. Boasting two double bedrooms, along with an additional versatile room currently utilised as a home office, this residence offers ample space for various living arrangements. Upon entry, the hallway provides direct access into the inviting living and dining rooms with the living room benefiting from a log burner. The recently renovated kitchen, complete with integrated appliances and quartz worktops provides a functional space for culinary enthusiasts to create delightful meals.

Enhancing the allure of this property are its character features, including high ceilings and high skirting. The larger than standard main bedroom offers generous dimensions and space. Practical modern conveniences are also in place, such as double glazing and gas central heating, ensuring comfort and efficiency throughout the year. The kitchen also benefits from under floor heating.

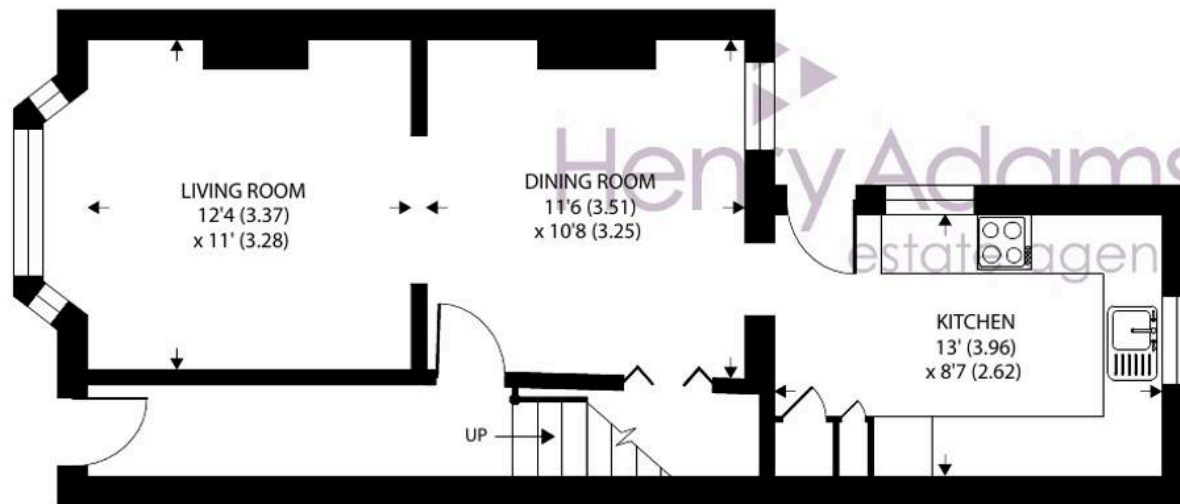
The home is further emphasised by its south-facing rear garden, ideal for enjoying outdoor tranquillity and relaxation. Whether it be for gardening pursuits, alfresco dining, or simply unwinding in the sun-kissed space, the garden serves as an extension of the indoor living areas.

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

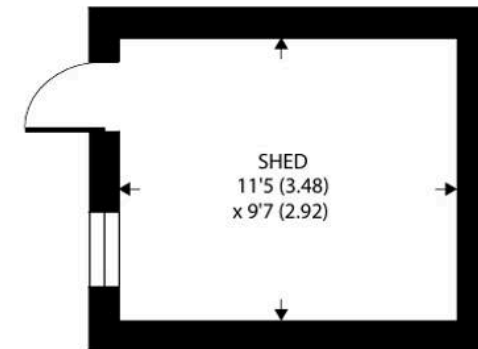




FIRST FLOOR



GROUND FLOOR

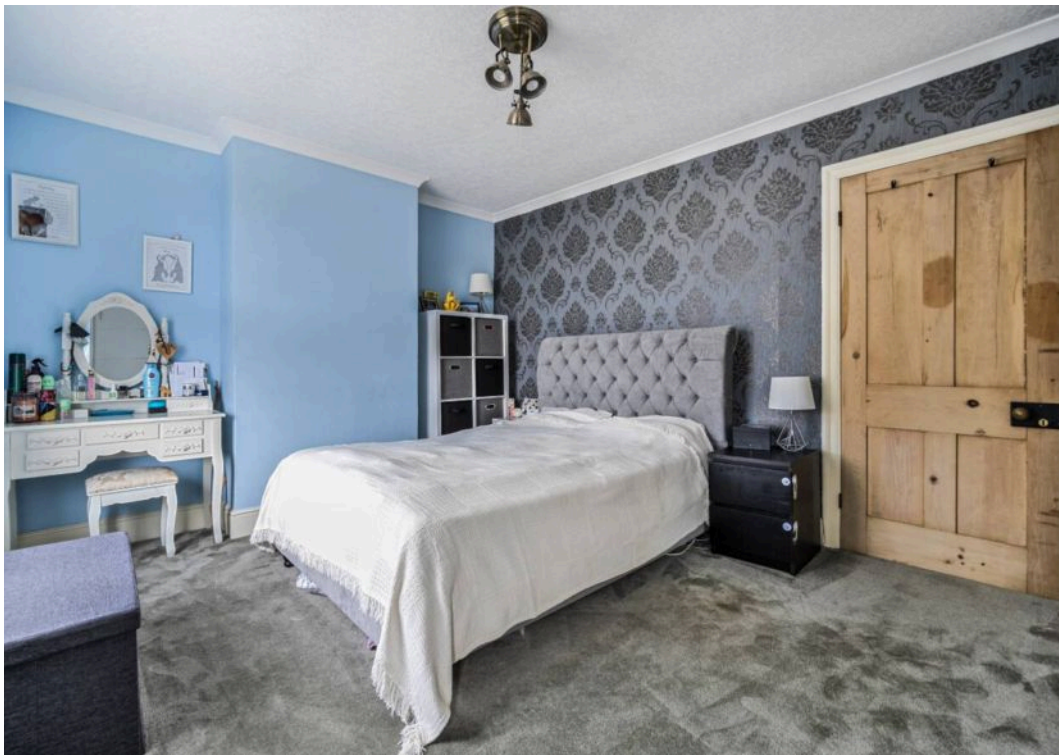
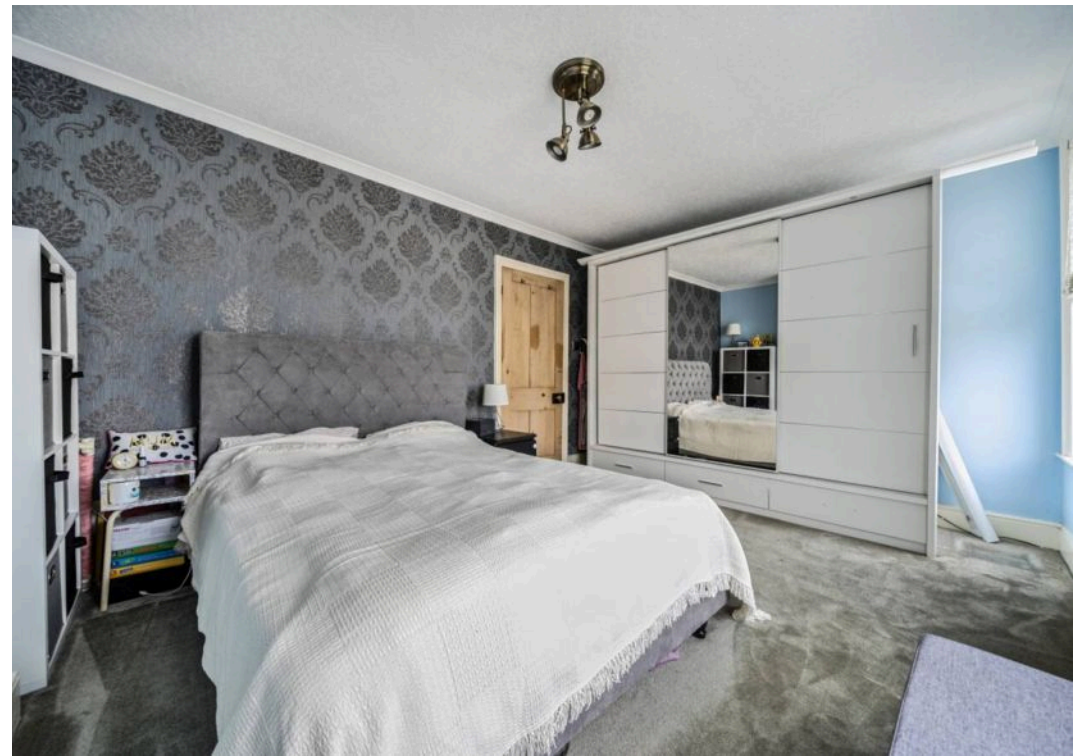


Approximate Area = 912 sq ft / 84.7 sq m  
 Outbuilding = 109 sq ft / 10.1 sq m  
 Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale









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Selsey, Chichester

In conclusion, this terrace house offers a harmonious blend of classic charm and contemporary comforts, making it an inviting and practical home for those seeking a stylish living environment.

- Well presented terrace house with character features
- Two double bedrooms & 3rd room used as a home office
- Living & dining rooms
- Kitchen with integrated appliances
- Character features include high ceilings, high skirting & fireplaces
- Double glazing & gas central heating
- South facing 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.