



38 Park Lane, Selsey, PO20 0HE

Guide Price £635,000 (Freehold)

 **Henry Adams**
estate agents

38 Park Lane

Selsey, Chichester

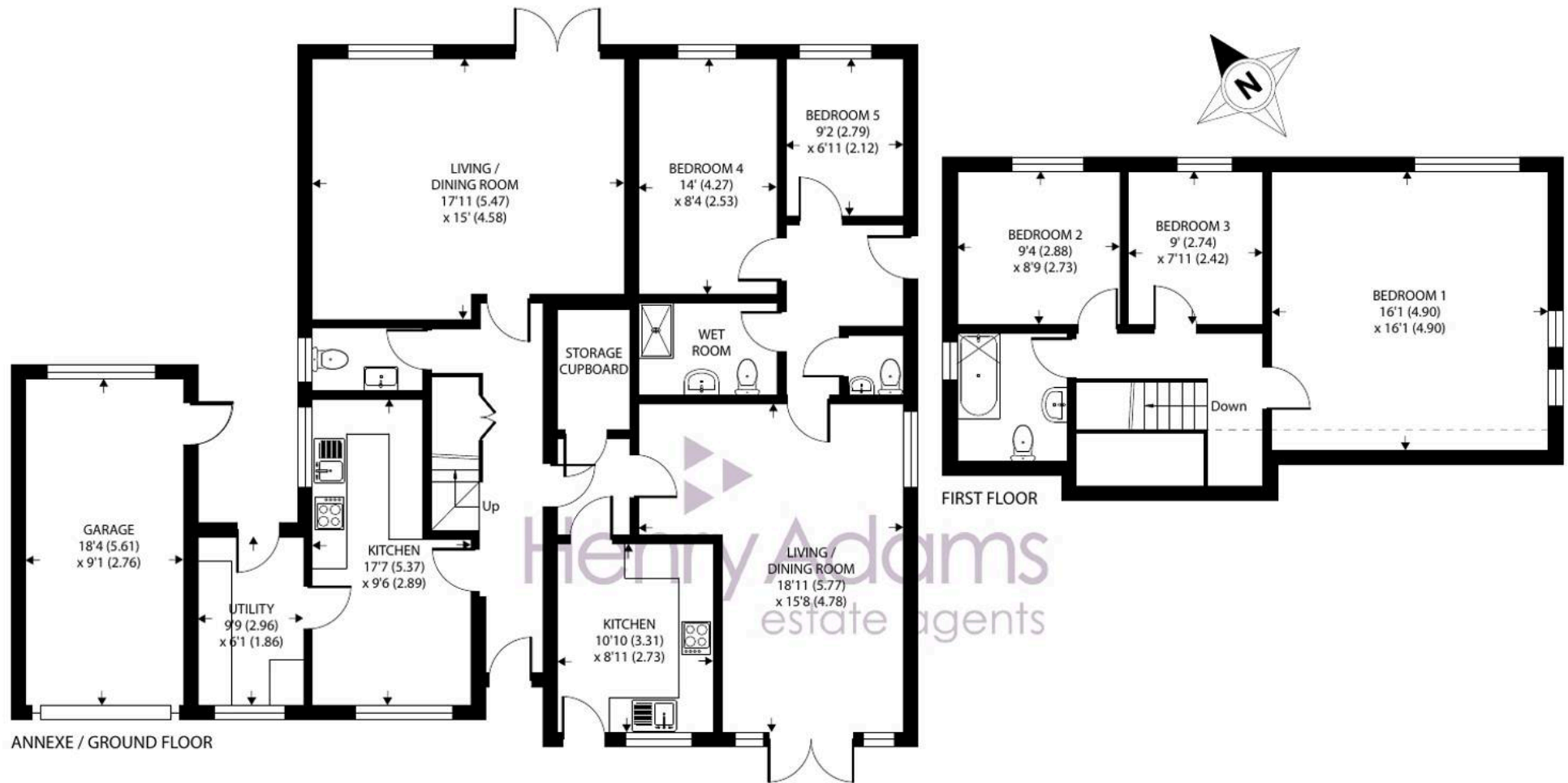
This five-bedroom detached house presents a remarkable opportunity to own a truly sizeable property within a stones throw of the coast. Boasting a spacious kitchen with an adjacent utility room, ideal for culinary endeavours, and a large living and dining room that offers ample space for relaxation and entertainment, this residence epitomises modern living. The main part of the house is completed by the large main bedroom, family bathroom and two more bedrooms. There is also a cloakroom on the ground floor.

Adding an extra layer of convenience, an adjoining two bedroom self-contained annexe provides a private retreat for guests or extended family members. This section of the property benefits from a large living/dining room, kitchen, wet room and WC.

Externally, the property features an impressive rear garden spanning over 100 feet, presenting a rare opportunity for outdoor enjoyment. With off-road parking for multiple vehicles and a garage too, practicality meets luxury seamlessly. Situated a mere 350 metres from the beach, the location is unrivalled in its accessibility to the coast, promising endless days of seaside leisure. Indulge in the epitome of coastal living within this spacious abode, where comfort, and convenience converge harmoniously.

Council Tax band: C, EPC Rating: C





38 Park Lane, Selsey, Chichester

Approximate Area = 1132 sq ft / 105.1 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Annexe = 705 sq ft / 65.4 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuildings = 254 sq ft / 23.5 sq m

Total = 2292 sq ft / 212.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1340811



38 Park Lane

Selsey, Chichester

- Five Bedroom Detached House
- Kitchen with Utility Room
- Large Living/ Dining Room
- Self Contained Annex
- Off Road Parking for Multiple Vehicles
- Garage
- Over 100ft Rear Garden
- Approx. 350m Walk to the Beach





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.