



14 Mixon Close, Selsey

Guide Price £379,950 Freehold

 **Henry Adams**
estate agents

14 Mixon Close

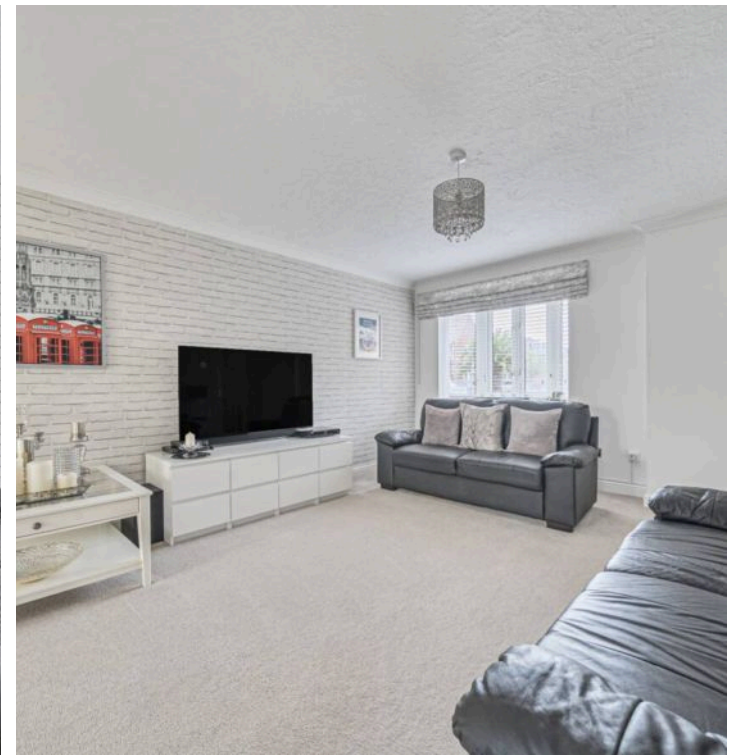
Selsey, Chichester

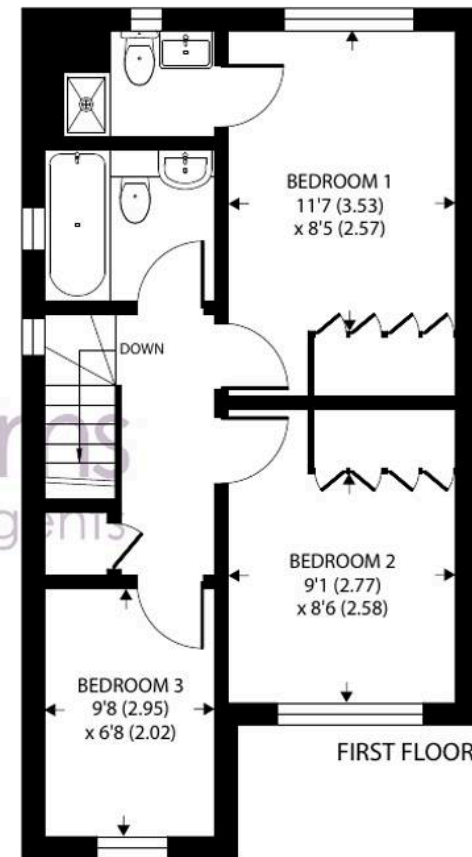
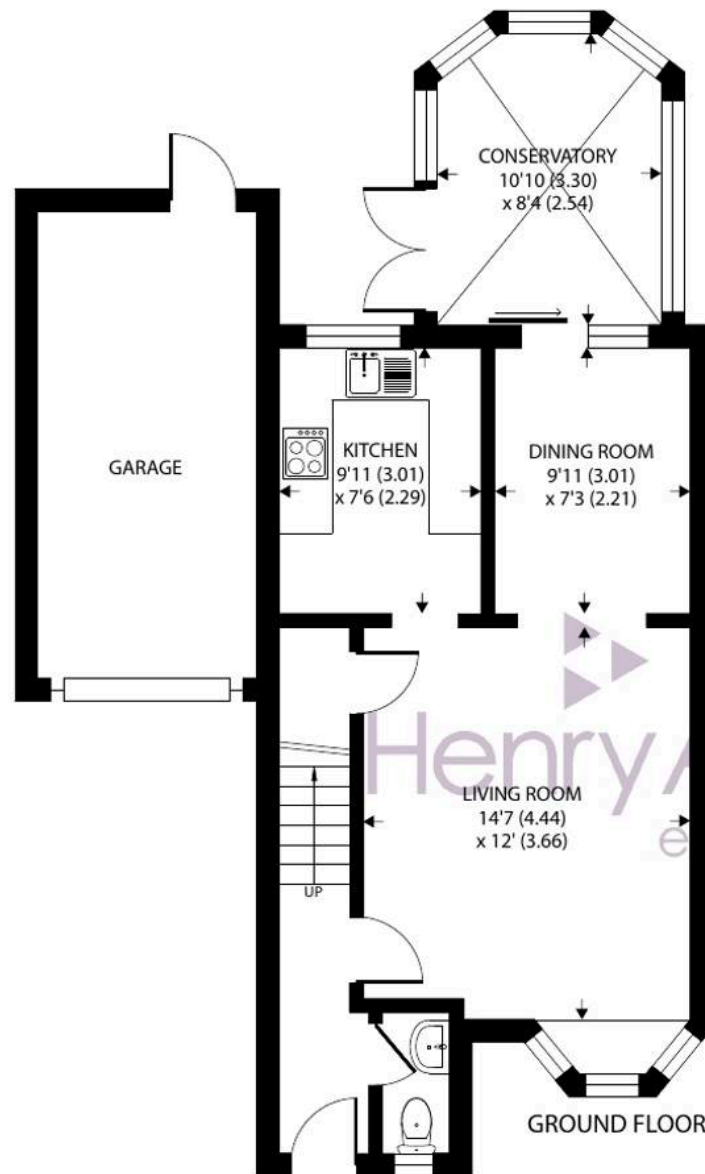
Offered for sale is this impeccably presented seaside home, located within the highly popular sea facing development. This charming property built in 1997 boasts three bedrooms, one with an en-suite shower room, a light-filled living room which seamlessly flows into a dining area, perfect for entertaining guests. The addition of a conservatory provides a tranquil space to enjoy the garden view or relax with a good book. The kitchen, installed in 2020, features ample storage catering to culinary enthusiasts.

Amenities of home include a family bathroom and an en-suite shower room with a power shower, enhancing the convenience and comfort of every-day living, along with a ground floor cloakroom. The property also features a driveway providing off road parking that leads to a garage. The garage providing secure parking and additional storage options. The property makes an ideal family home or holiday retreat. The enclosed and partially walled garden offers a peaceful sanctuary for outdoor gatherings or alfresco dining. This seaside gem encompasses a perfect balance of style and functionality, ready to welcome its new owners. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





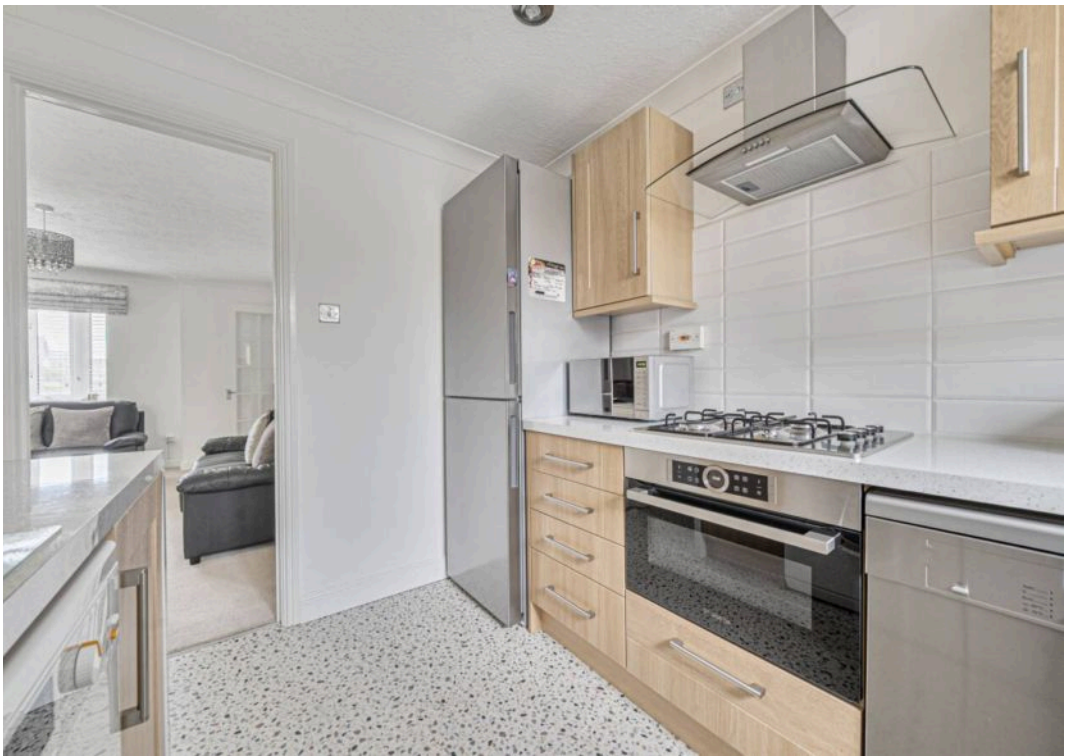
Approximate Area = 925 sq ft / 85.9 sq m

Garage = 141 sq ft / 13 sq m

Total = 1066 sq ft / 98.9 sq m

For identification only - Not to scale





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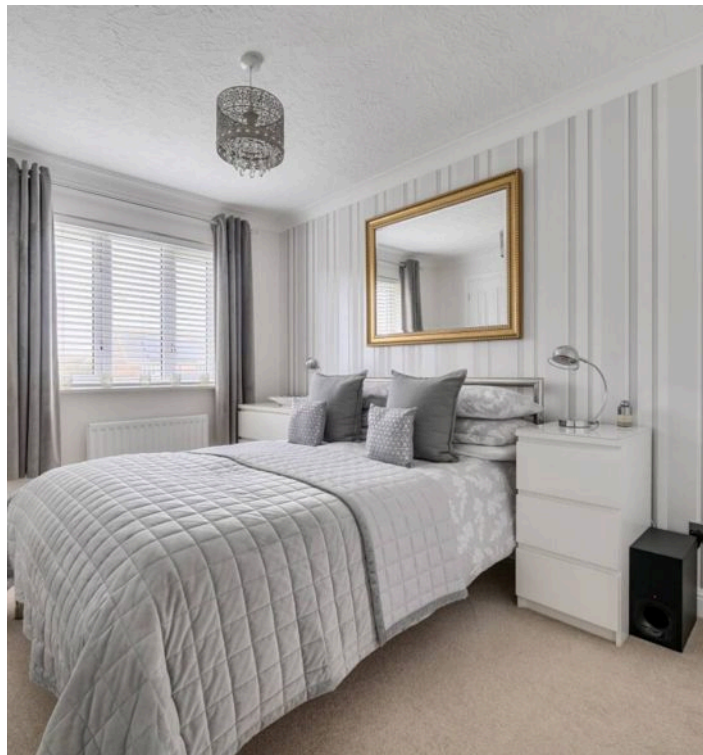
Selsey, Chichester

Impeccably presented seaside home in popular development. Three bedrooms, en-suite shower room, living room, dining area, conservatory and modern kitchen. Driveway and garage. EPC-tbc, Council Tax-D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Impeccably Presented Seaside Home On Popular Development
- Three Bedrooms
- Living Room And Dining Area
- Conservatory
- Kitchen Installed in 2020
- Family Bathroom And En-suite Shower Room
- Driveway & Garage
- Ideal Family Home Or Holiday Home
- Enclosed Garden





Henry Adams - Selsey

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

01243 606789

selsey@henryadams.co.uk

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.