



29 Lingfield Way, Selsey

Guide Price £330,000 Freehold

 **Henry Adams**
estate agents

29 Lingfield Way

Selsey, Chichester

Nestled in a sought-after residential area, this extended semi-detached house offers a harmonious blend of comfort and space. Boasting three bedrooms, this property is tailored for family living. The ground floor has a convenient cloakroom and a family bathroom (on the 1st floor). The heart of the home comprises a light-filled living room, perfect for relaxation and cosy nights in, complemented by a versatile dining/family room, allowing for seamless indoor entertaining. Practical amenities include double glazing and gas central heating, ensuring year-round comfort and efficiency. As an added bonus, a south-facing rear garden beckons outdoor enthusiasts, while a driveway and additional parking space at the front, along with a garage, cater to all your storage and parking needs, completing this charming abode.

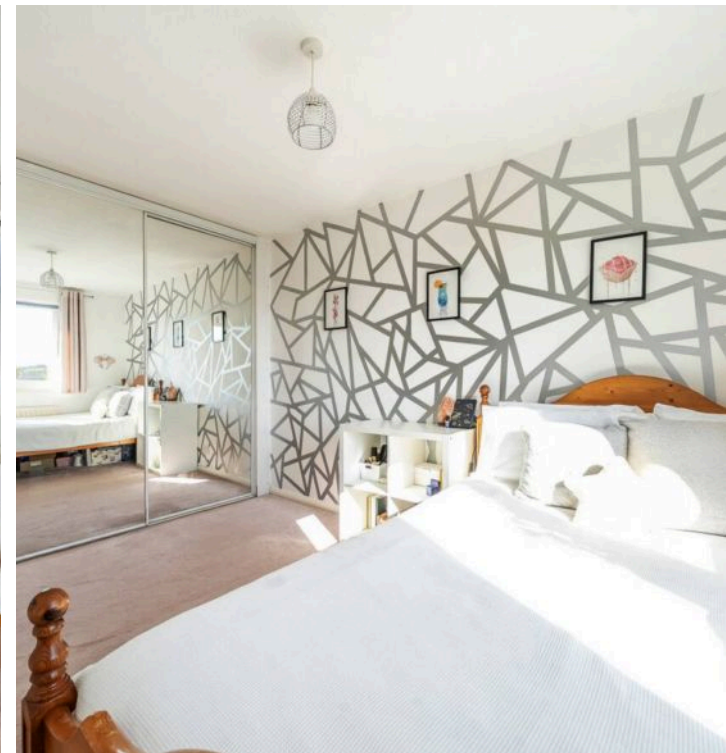
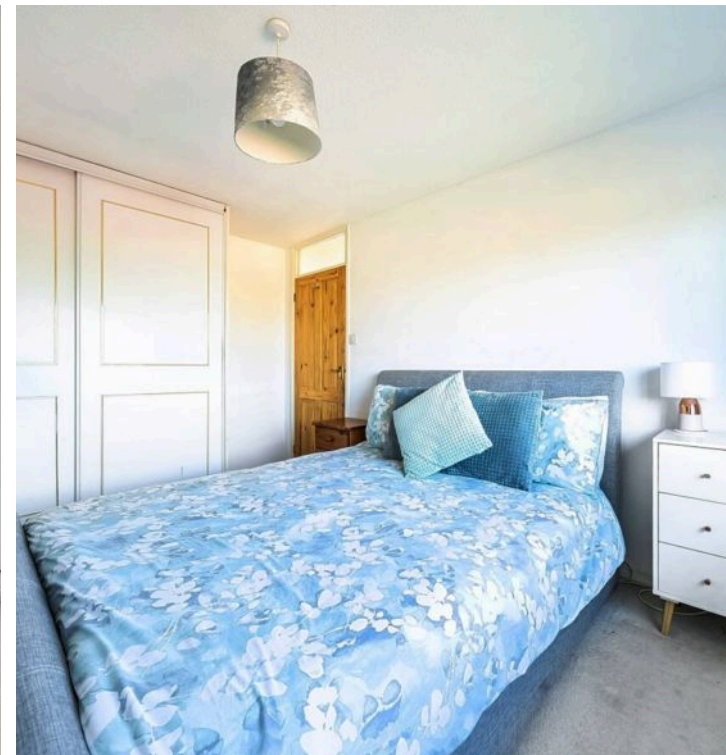
Paving at the front laid to 'tramlines' provide an additional off-road parking space. The garden continues its allure with a south-facing orientation. A patio seating area invites you to unwind, while a wooden shed provides practical storage solution for your outdoor essentials.

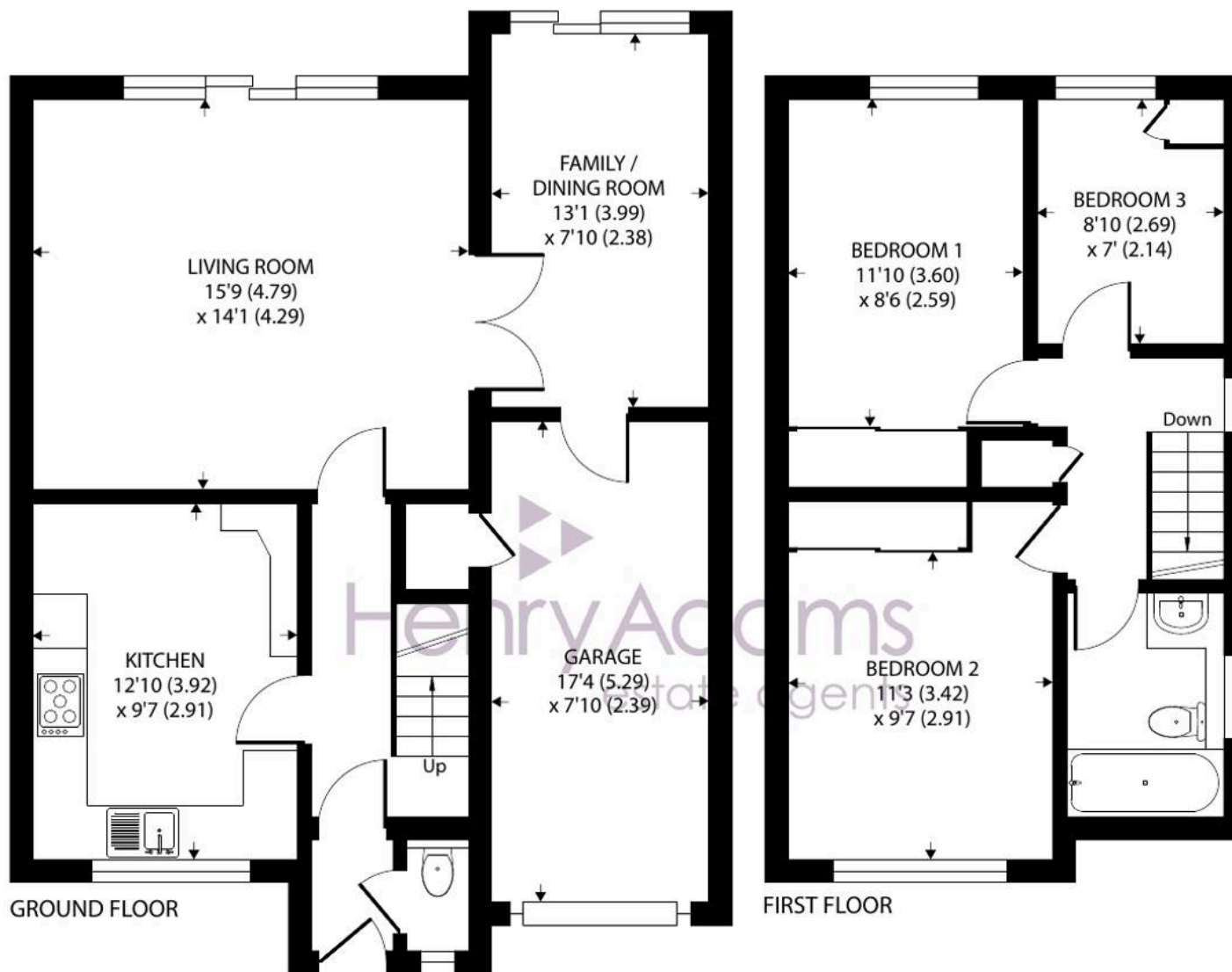
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Area = 986 sq ft / 91.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



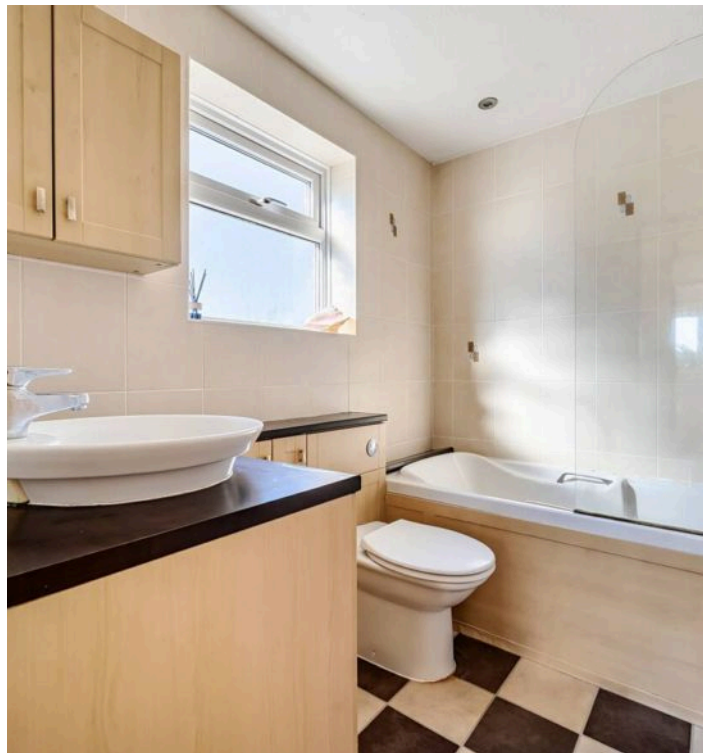
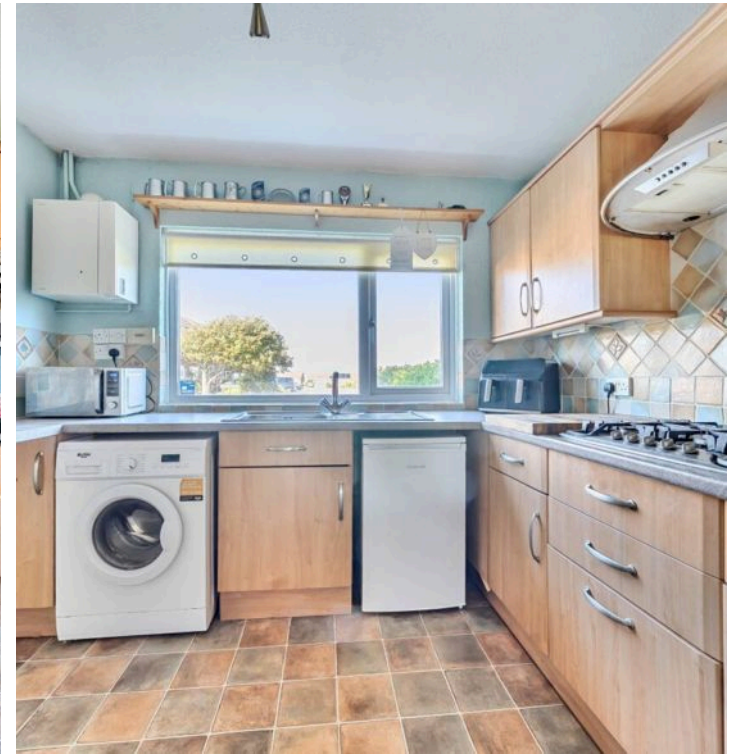


29 Lingfield Way

Selsey, Chichester

Extended semi-detached house with 3 bedrooms, cloakroom, living room, dining/family room, south-facing garden, driveway, garage.

- Extended semi detached house
- Three bedrooms
- Ground floor cloakroom and family bathroom
- Living room and dining/family room
- Double glazing and gas central heating
- South facing rear garden
- Driveway & additional parking to the front
- Garage





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.