



2 Lawrence Close, Selsey, PO20 0TN

Guide Price £385,000 Freehold

 **Henry Adams**
estate agents

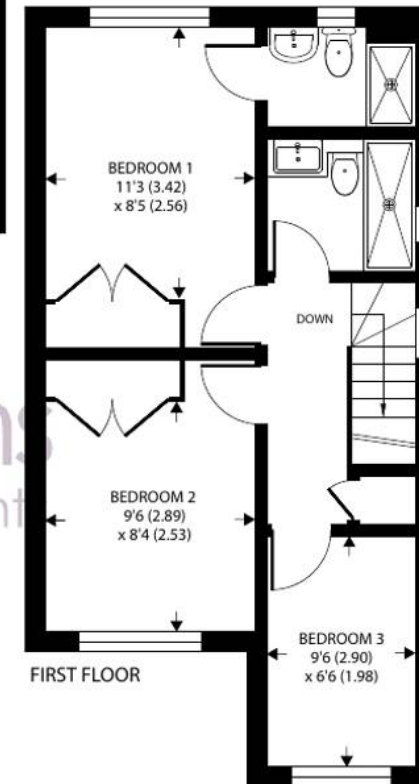
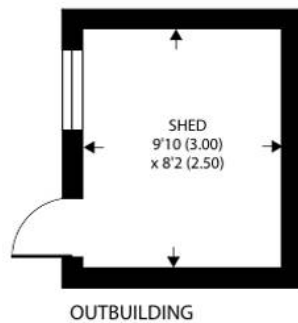
2 Lawrence Close

Selsey, Chichester

An exceptional opportunity presents itself with this link detached house, ideally situated within a mere 200m proximity to the beach, nestled in the coveted 'Broadreeds' sea facing development.

On the ground floor, a seamless flow exists between the open-plan living and dining area, culminating in a charming conservatory that bathes the space in natural light. This configuration not only creates an inviting atmosphere for relaxation or entertaining but also promotes a sense of airiness throughout. The accommodation on the first floor comprises: a main bedroom which boasts the convenience of an en-suite shower room, two further bedrooms and a family shower room. On the ground floor a convenient cloakroom, ensuring that practicality remains at the forefront of design. Noteworthy updates have been implemented on this property, with a comprehensive refurbishment undertaken since 2020 to include a new kitchen, cloakroom, en-suite and shower room. Amongst the recent upgrades are a new boiler installation, along with new radiators and the addition of a double glazed front door, both completed in 2023. These modernisations not only enhance the efficiency and aesthetics of the property but also underscore a commitment to ensuring a comfortable living environment for the occupants.





Approximate Area = 946 sq ft / 87.8 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale





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In addition to the allure of its interiors, this residence offers practical amenities that further elevate its appeal. Located within easy access of the high street via a cut through to James Street and then down Grove Road. A generously sized driveway with space for a couple of cars &/or a boat, complemented by the convenience of a garage, provides ample parking options for residents. Completing this enticing package is a private, not-overlooked, south-facing garden.

Council Tax band: D

EPC Energy Efficiency Rating: C

- Link detached house locating within 200m of the beach
- Desirable Sea Front Development
- Open plan living/dining room leading to a conservatory
- Bedroom one with en-suite shower room
- Fully refurbished since 2020
- New boiler and double glazed front door in 2023
- Cloakroom and family shower room
- Driveway And Garage
- South facing 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.