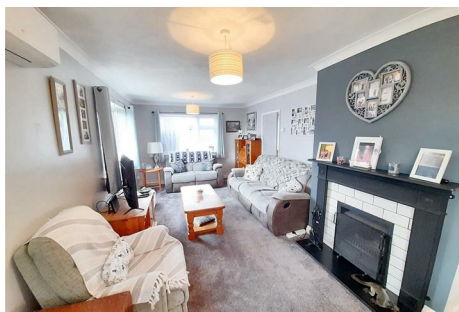




Tinley House Elm Tree Close

Selsey, PO20 0TG

MUCH-IMPROVED PROPERTY WITH 2-BEDROOM ANNEXE & PASSIVE INCOME. Having undergone significant refurbishment, this property now benefits from light and spacious versatile accommodation including: entrance hall with utility cupboard housing washing machine and tumble-dryer; cloakroom; open-plan stylish fitted kitchen with integrated twin-ovens, hob, extractor unit, dishwasher, central island unit and door to adjoining annexe; dining area with patio doors to covered seating area; living area with open fireplace, overlooking the front and side of the property. Upstairs are three double bedrooms, two with built-in cupboards and one with ensuite shower room; family bathroom with D-shaped bath with shower over bath. Attached to the property is a good-sized annexe with ground-level accommodation including fitted kitchen / living / dining area with door to rear garden; two double bedrooms, both with ensuite shower rooms. Additional benefits include: large photovoltaic array, house batteries, electric heating / hot water, significantly future-proofing and almost self-sufficient; ample off-street parking; landscaped rear / side garden; large detached outside workshop / storage room with power, heat and light. Close to Selsey town amenities, shops, schools and bus routes to the wider community. EPC - B. Tenure - freehold. Council Tax Band - D.

£645,000

Tinley House Elm Tree Close

Selsey, PO20 0TG



- 3-bedroom house with 2-bedroom annexe
- Cloakroom
- 6.2 KW photovoltaic array - electric heating/hot water - house batteries
- Close to Selsey town with shops, schools, amenities & bus routes
- Open-plan kitchen / dining / living room
- Annexe - open-plan kitchen / dining / living area
- Detached workshop/storage room, garden, covered seating area & parking
- Family bathroom & ensuite shower room
- Annexe - 2 ensuite shower rooms
- Passive income £1,400 per month - annexe rental

Kitchen

10'0" x 14'7" (3.07 x 4.46)

Dining area

10'6" x 10'11" (3.21 x 3.35)

Living area

10'7" x 16'9" (3.23 x 5.12)

Cloakroom

2'11" x 7'3" (0.90 x 2.23)

Bedroom 1

10'7" x 13'0" (3.24 x 3.97)

Ensuite Bedroom 1

6'5" x 4'5" (1.96 x 1.37)

Bedroom 2

9'10" x 11'10" (3.01 x 3.62)

Bedroom 3

10'11" x 9'9" (3.33 x 2.99)

Bathroom

9'2" x 5'11" (2.81 x 1.81)

Annexe kitchen

6'6" x 9'11" (1.99 x 3.03)

Annexe living area

9'4" x 12'4" (2.85 x 3.77)

Annexe bedroom 4

9'2" x 9'11" (2.80 x 3.04)

Annexe ensuite bedroom 4

3'5" x 6'9" (1.06 x 2.06)

Annexe bedroom 5

10'1" x 8'11" (3.09 x 2.73)

Annexe ensuite bedroom 5

3'6" x 6'3" (1.08 x 1.92)

Workshop / storage room

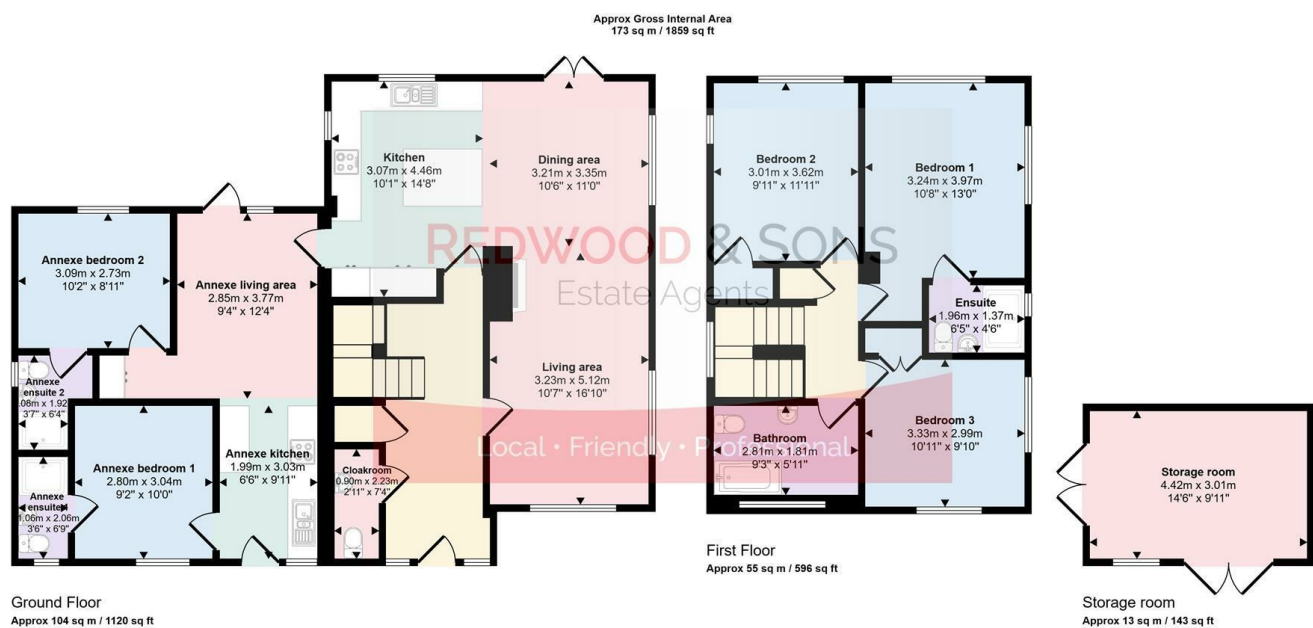
14'6" x 9'10" (4.42 x 3.01)



Directions

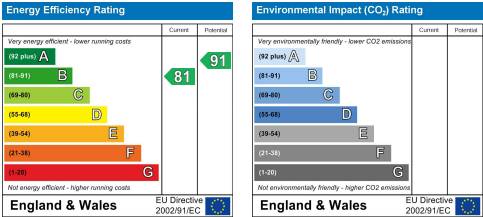


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)