



9 Holford Green, Selsey, PO20 0NT

Guide Price £247,000 Freehold

 **Henry Adams**  
estate agents

## 9 Holford Green

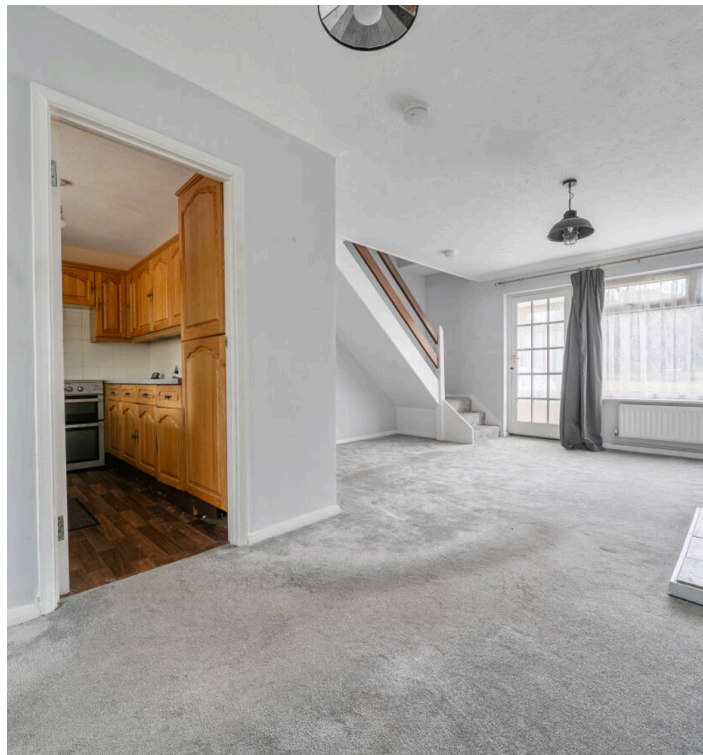
Selsey, Chichester

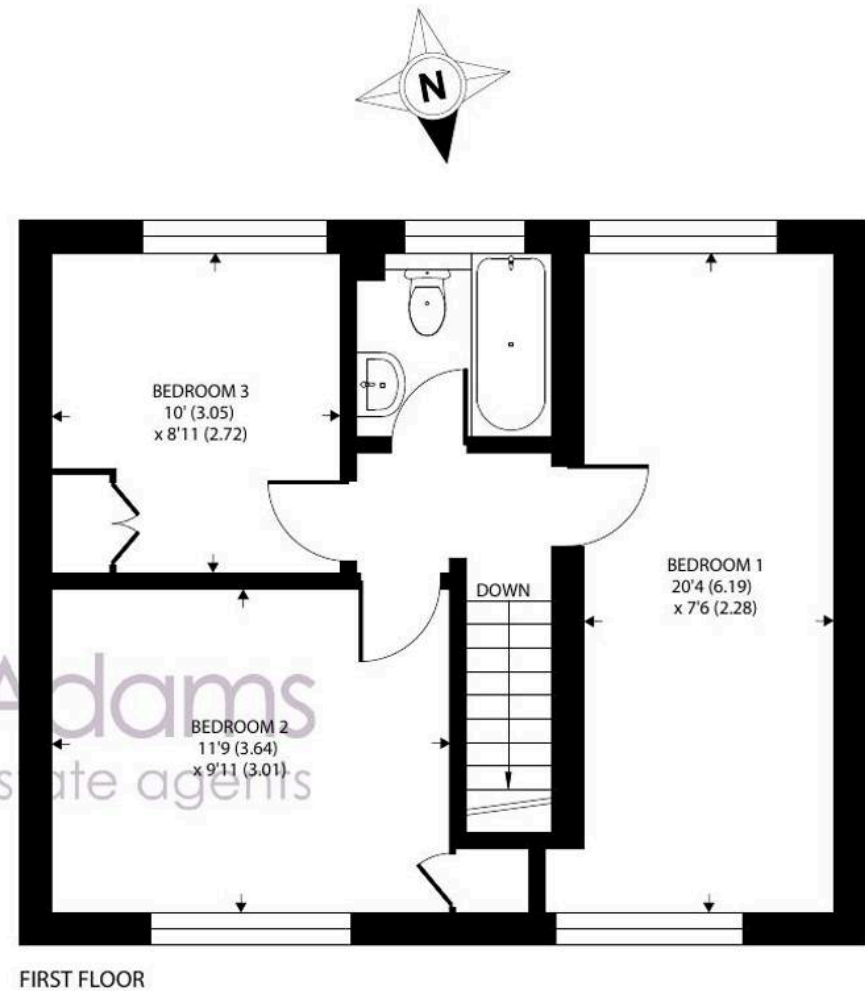
This three bedroom mid-terrace house is offered with no forward chain and provides an excellent opportunity for both families and investors. The spacious living and dining room creates a welcoming environment, ideal for entertaining guests or relaxing with family. The kitchen is well-appointed with plenty of storage and workspace, catering to all your culinary needs. The downstairs accommodation is completed by a sun room off of the living room with adjoining store. Upstairs, three generously sized bedrooms provide comfortable accommodation, while the family bathroom is fitted with contemporary fixtures.

Additional benefits include a garage and off road parking, ensuring convenience and security for your vehicles. The location is particularly advantageous, being close to local shops for every-day essentials and just a short walk from a bus stop, offering excellent transport links to the surrounding area. This property is ready to move into and represents a fantastic opportunity to secure a home in a sought-after community. Early viewing is highly recommended to appreciate the space and potential this house has to offer.

Council Tax band: C, £2,243.91

EPC Energy Efficiency Rating: D





Approximate Area = 851 sq ft / 79 sq m (excludes lean-to)

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1028 sq ft / 95.4 sq m

For identification only - Not to scale





# 9 Holford Green

Selsey, Chichester

- Three Bedroom Mid-Terrace House
- No Forward Chain
- Large Living/Dining Room
- Garage
- Off Road Parking
- Close To The Shops and A Bus Stop





## Henry Adams - Selsey

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

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.