



12 North Road, Selsey, PO20 0BW

Guide Price £259,000 Freehold

12 North Road

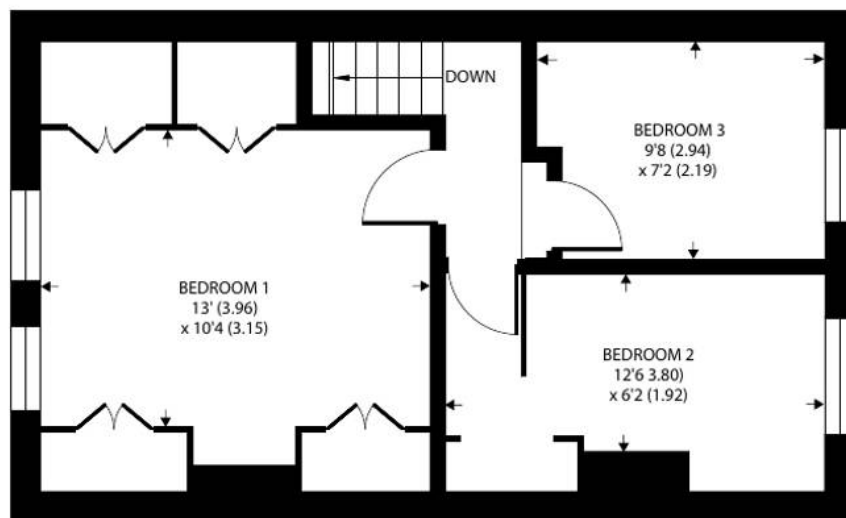
Selsey, Chichester

This deceptively spacious end terraced house presents an excellent opportunity for buyers seeking a well-proportioned family home in a highly convenient location, offered to the market for the first time since 1968 and with the additional benefit of no onward chain.

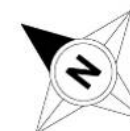
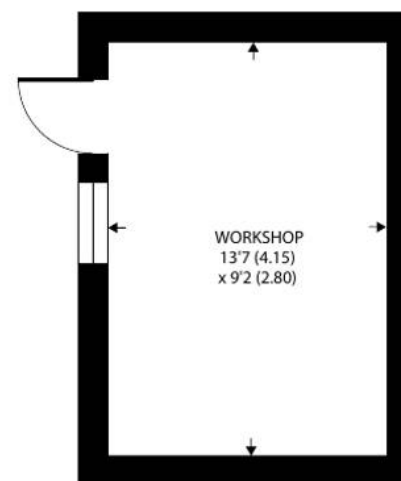
Stepping inside, you are greeted by a generous 28ft by 14ft (maximum) living and dining room with under floor heating, providing an abundance of space for both relaxation and entertaining. The extended kitchen (extended in the 80's) is thoughtfully designed and features a range of integrated appliances, making it well suited for modern living and culinary enthusiasts alike. Completing the ground floor is a well-appointed bathroom with both a bath and separate shower, offering practicality and comfort for residents and guests. Upstairs, the property boasts three bedrooms, each of a good size and filled with natural light, providing ample space for family members or the flexibility to create a home office or study area if required.

- Deceptive End Terraced House
- Three Bedrooms
- 28ft x 14ft (max) Living/Dining Room
- Extended Kitchen With Integrated Appliances
- Ground Floor Bathroom





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1101 sq ft / 102.2 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale





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The home has been maintained over the years, with a new boiler installed in 2021 ensuring efficient heating and peace of mind for the next owners. Notable features include the photovoltaic solar panels, loft being partly boarded with Velux windows and scope to convert into another room (subject to the necessary permissions) and the detached block built workshop or storage shed, which offers additional space for hobbies or storage needs. The property's location is particularly appealing, situated within close proximity to the high street and local bus routes, making it ideal for those who value easy access to amenities and transport links. This home is perfectly positioned for families, professionals or those looking to downsize. With its combination of flexible accommodation, modern enhancements and original character, this end terraced house represents a rare opportunity in the current market.

Council Tax band: C - £2,243.91

EPC Energy Efficiency Rating: CC

- Close Proximity To The High Street & Bus Route
- Offered To The Market For The 1st Time Since 1968
- New Boiler In 2021
- Detached Block Built Workshop/Storage Shed
- No Onward Chain





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.