



11 Albion Road, Selsey, PO20 0DH

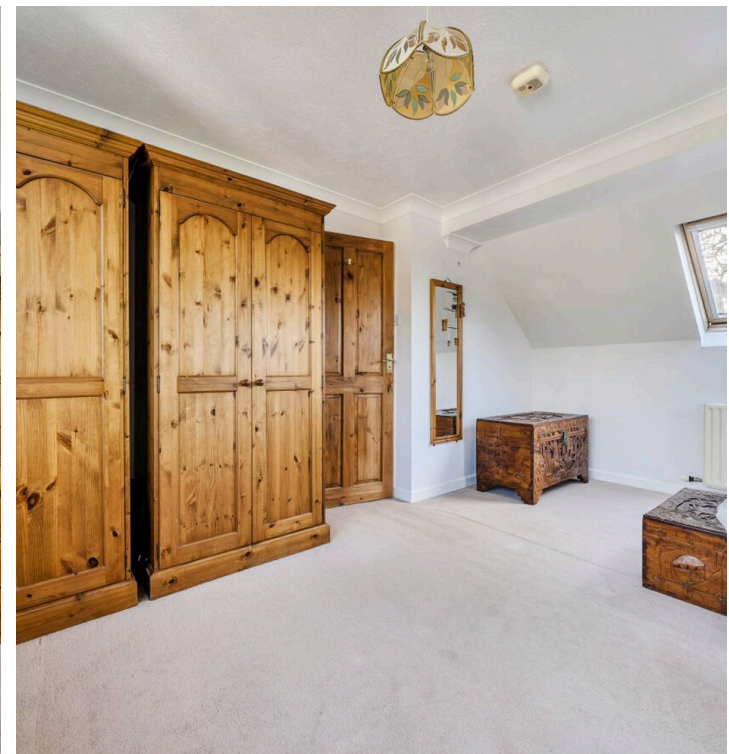
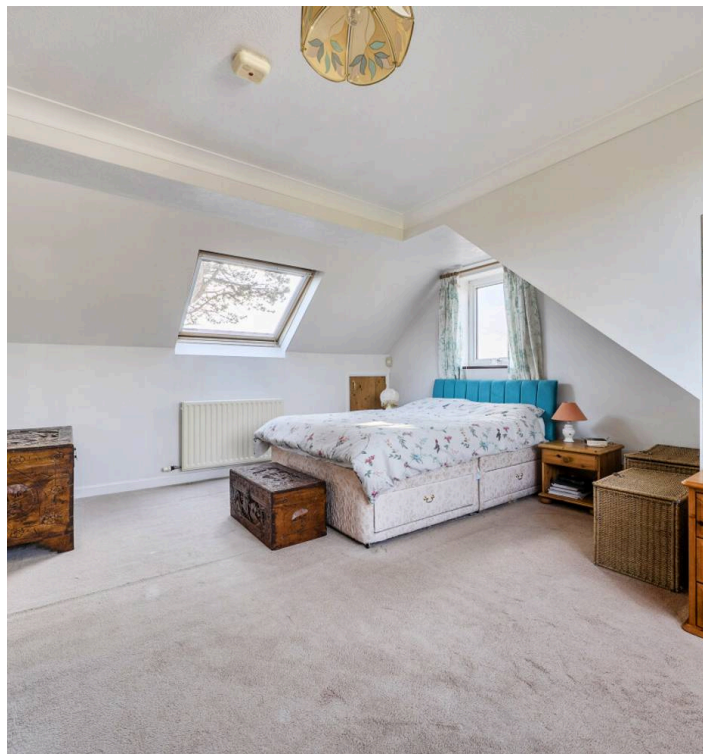
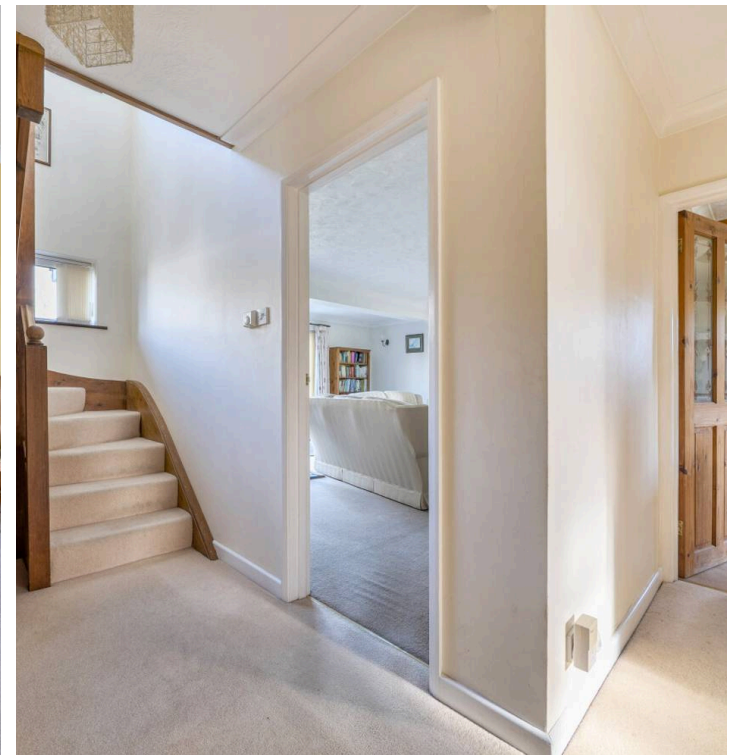
Guide Price £545,000 Freehold

11 Albion Road

Selsey, Chichester

This detached chalet-style home presents the opportunity to acquire a spacious and versatile residence located just 200 metres from the beach. The property offers flexible accommodation, comprising three or four double bedrooms depending on your preferred layout, making it ideal for families, multi-generational living or those seeking a property with annexe potential. The ground floor features a welcoming living room with hob burner installed, a separate dining room (which could serve as the fourth bedroom), a kitchen and bathroom. Upstairs, you will find two double bedrooms and a shower room, providing ample space for family members or guests. One of the 1st floor bedrooms also benefits from an additional room which is currently used as a study but could also be utilised as a walk in wardrobe or en-suite (subject to the necessary plumbing works).

- Detached chalet style home located within 200m of the beach
- Three/four double bedrooms (depending of usage of rooms)
- Living room and dining room/bedroom 4
- Flexible accommodation which allows for annexe capabilities
- Ground Floor Bathroom And 1st Floor Shower Room
- Gated driveway with ample parking for 4/5 cars
- Detached double garage
- Located on a nr 1/4 acre plot (0.22)
- 78ft x 48ft (approx) rear garden





Approximate Area = 1434 sq ft / 133.2 sq m
 Limited Use Area(s) = 131 sq ft / 12.1 sq m
 Garage = 290 sq ft / 26.9 sq m
 Outbuilding = 172 sq ft / 15.9 sq m
 Total = 2027 sq ft / 188.1 sq m

For identification only - Not to scale





11 Albion Road

Selsey, Chichester

The property design can adapt to a variety of lifestyles. The gated driveway provides off-road parking for four to five cars, leading to a detached double garage offering further parking or excellent storage solutions. Set on a near quarter-acre plot (approximately 0.22 acres), the house enjoys a sense of privacy and space rarely found in this coastal location. The impressive rear garden measures approximately 78ft by 48ft, providing a tranquil retreat and a wonderful outlook from the main living room. With its combination of flexible living space, generous proportions and proximity to the beach, this property is perfectly suited to those seeking a comfortable and adaptable home in a desirable position. The nearby amenities, transport links and leisure opportunities further enhance the appeal, making this an outstanding choice for buyers looking to enjoy the best of coastal living while benefitting from practical features such as ample parking and a detached double garage.

N.B Please note this property has an electrical substation adjacent to the front right hand boundary

Council Tax band: D £2,524.4

EPC Energy Efficiency Rating: D







Henry Adams - Selsey

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

01243 606789

selsey@henryadams.co.uk

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.