



77 Grafton Road, Selsey, PO20 0JB

Guide Price £365,000 Freehold

 **Henry Adams**
estate agents

77 Grafton Road

Selsey, Chichester

The opportunity presents itself with this link detached house, ideally situated within a mere 350m proximity to the beach, nestled on the peripheral of the 'Broadreeds' sea facing development.

On the ground floor, a seamless flow exists between the open-plan living and dining area, 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. 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 bathroom. On the ground floor a convenient cloakroom, ensuring that practicality remains at the forefront of design.

In addition to the allure of its interiors, this residence offers practical amenities that further elevate its appeal. A driveway with space for a couple of cars, complemented by the convenience of a garage, provides ample parking options for residents. To the front there is an attractive lawned garden. Completing this enticing package is a private, not-overlooked rear garden.

N.B. Please note this property has an electrical substation adjacent to the rear boundary





Approximate Area = 852 sq ft / 79.1 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 997 sq ft / 92.5 sq m

For identification only - Not to scale





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Detached house 350m from the beach with open-plan living/dining room, en-suite main bedroom, family bathroom, garage, driveway, front and rear gardens. Council Tax band: D - £2,411.46

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached house located within 350m of the beach
- Three bedrooms
- Living room & dining room/area
- Cloakroom, family bathroom and en-suite shower room
- Kitchen
- Driveway with parking for 2 cars
- Garage with light and power
- Wall & fence enclosed 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.