



94 Gainsborough Drive, Selsey, PO20 0HG

Guide Price £285,000 Freehold

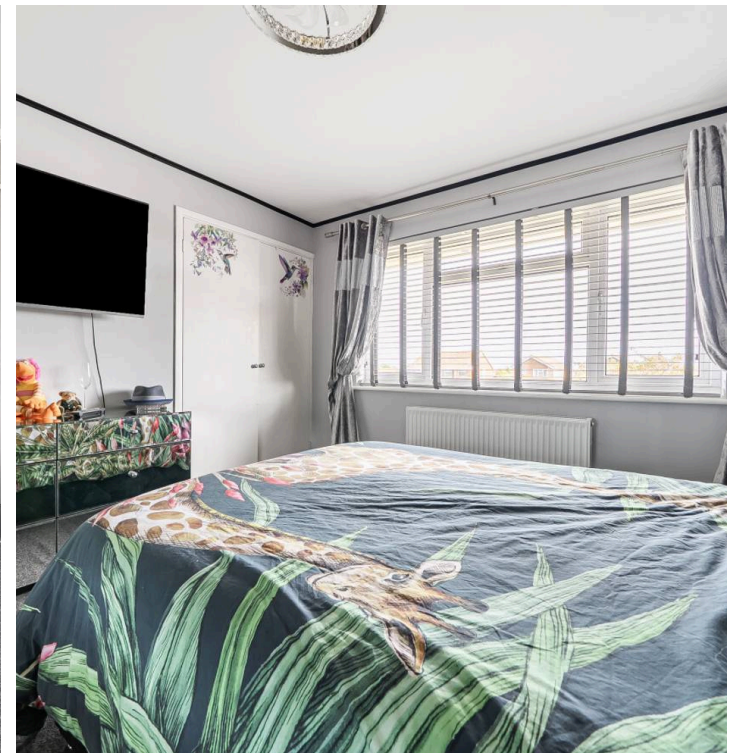
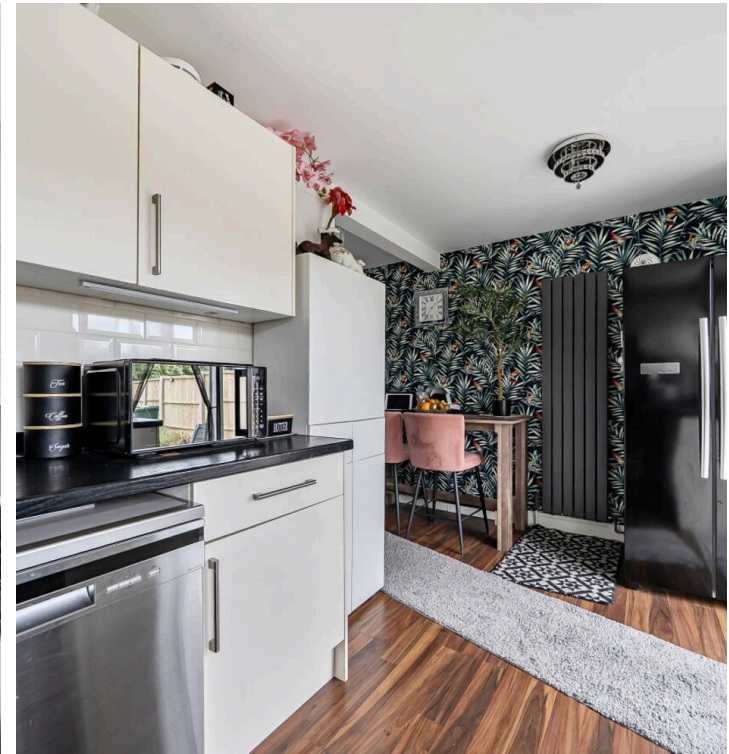
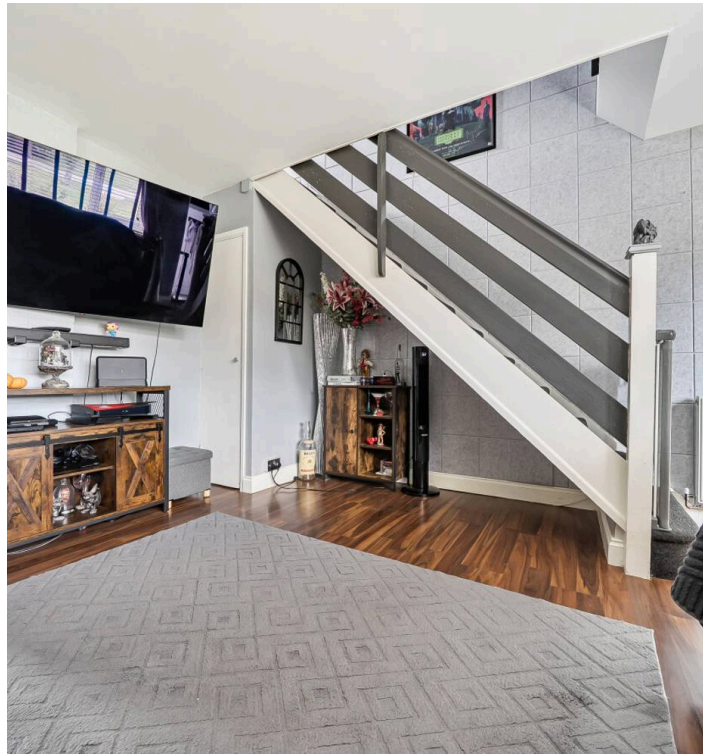
 **Henry Adams**
estate agents

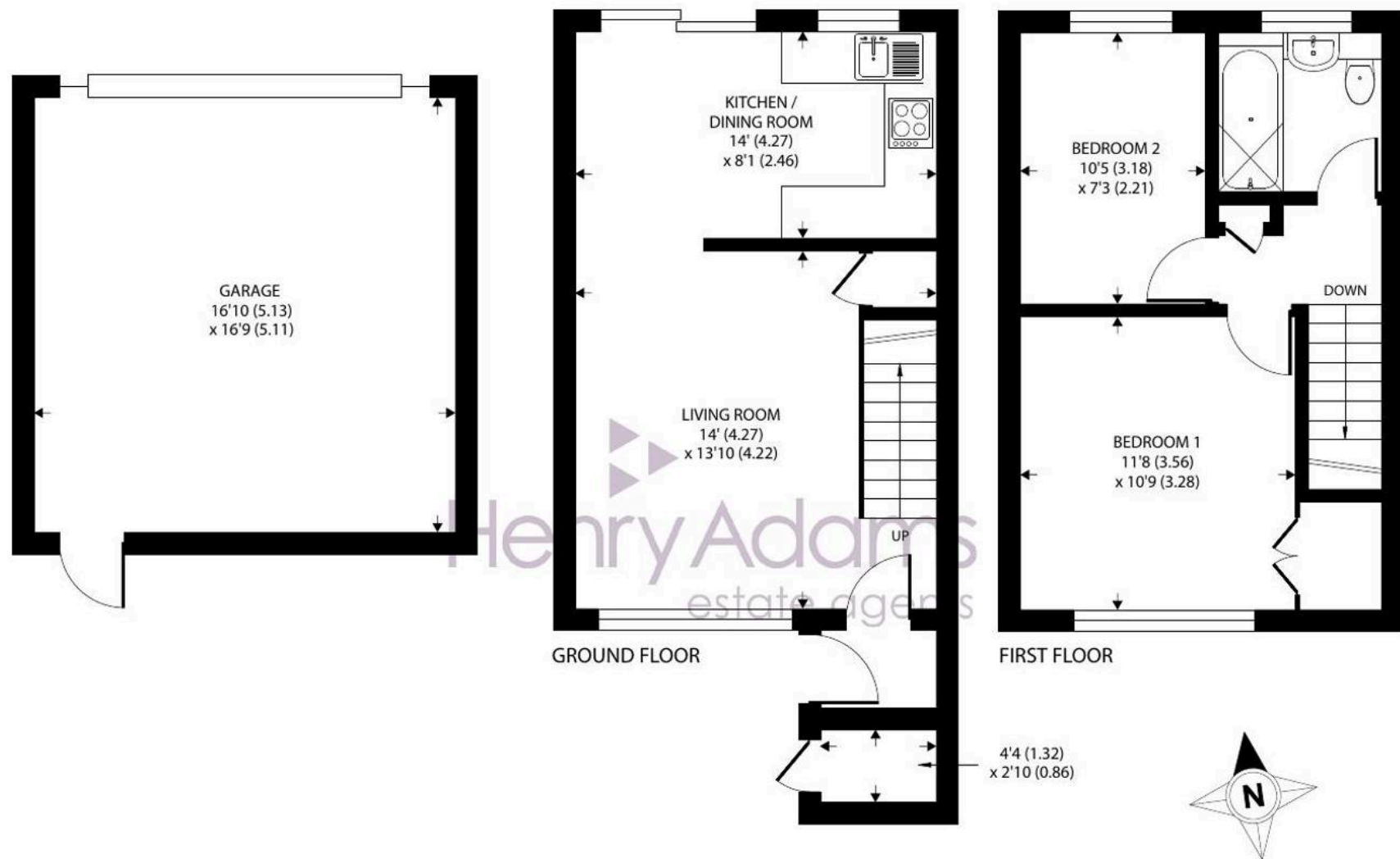
94 Gainsborough Drive

Selsey, Chichester

This well-presented end terraced house enjoys a pleasant outlook over a green area to the front and provides a comfortable and versatile living space. The accommodation comprises a welcoming living room, ideal for relaxing or entertaining, and an open plan kitchen breakfast room that creates a sociable hub at the heart of the home. The property benefits from gas central heating, with a new boiler installed in 2025, ensuring efficient warmth throughout the year. The double garage, currently blocked up internally, offers excellent potential to convert back or storage solutions. Conveniently situated, the home provides easy access to the local parade of shops, a regular bus route, and the beach, making it a practical choice for both families and professionals seeking a coastal lifestyle.

- End Terraced House
- Living Room
- Open Plan Kitchen Breakfast Room
- Gas heating with new boiler installed in 2025
- Double Garage (blocked up internally)
- View over green area to the front





Approximate Area = 641 sq ft / 59.5 sq m

Garage = 283 sq ft / 26.3 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 937 sq ft / 87 sq m

For identification only - Not to scale





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Selsey, Chichester

The westerly facing rear garden is mainly laid to lawn, creating a private and sunny retreat perfect for outdoor enjoyment. A decked seating area offers space for al fresco dining or relaxing with friends and family, while well-stocked flower and shrub borders add colour and interest. Side access from the garden leads directly into the parking area and provides a personal door into the double garage (which features light, power, a cold water feed, and waste/drain connections). The garage, although currently blocked up internally, could be reinstated to provide internal parking if desired. The current owner parks conveniently to the rear of the property, directly in front of the double garage, ensuring ease of access. This carefully maintained outside space is both practical and inviting, making it an attractive extension of the home.

Council Tax band: C, £2,243.91

EPC Energy Efficiency Rating: C





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.