



31 Spinney Close, Selsey - PO20 9JD

Guide Price £325,000 \*\*\*CHAIN FREE\*\*\*



STRIDE & SON

# 31 Spinney Close

Selsey, Chichester

Well-presented end-of-terrace family home with flexible accommodation, private outdoor space and off-street parking, quietly set within a residential part of Selsey and offered with no onward chain.

- Positioned at the end of a quiet residential cul-de-sac
- Open-plan sitting and dining room
- Kitchen and conservatory arranged to the rear
- Principal bedroom with en-suite bathroom
- Two further well-proportioned bedrooms
- Integral garage fitted with electric roller shutter door
- Private west-facing rear garden
- Gated side access to the garden
- Driveway parking for up to two vehicles







## ACCOMMODATION

31 Spinney Close is an attractive and well-maintained end-of-terrace family home, quietly positioned at the end of a cul-de-sac in Selsey and offering well-balanced accommodation arranged over two floors.

On the ground floor, an entrance hall provides access to a downstairs cloakroom and the integral garage. The main living space is a generous open-plan sitting and dining room, offering good natural light and a comfortable layout for everyday living. To the rear, the kitchen and conservatory are positioned to enjoy an outlook over the garden, with the conservatory providing direct access outside. The kitchen provides practical working space and storage, with a layout that connects well to the main living areas of the house.

At first floor level there is a principal bedroom with en-suite bathroom, along with two further well-proportioned bedrooms, one of which is currently used as a study. A family bathroom completes this floor.

Outside, the property benefits from a private west-facing rear garden, arranged predominantly with paved seating areas for ease of maintenance and complemented by raised beds, mature shrubs and established planting. Gated side access leads to the front of the property, where there is driveway parking for up to two vehicles in addition to the integral garage.



## LOCATION

Spinney Close is situated within a quiet residential area of Selsey, a popular coastal town to the south of Chichester. The town provides a good range of everyday amenities including local shops, cafés, public houses, schools and leisure facilities. Selsey is well positioned for access to the surrounding coastline, with beaches, coastal walks and open spaces close by. The nearby cathedral city of Chichester offers a wider range of shopping, cultural and leisure facilities, including the Festival Theatre, Pallant House Gallery and a mainline railway station. Transport links are well catered for, with regular bus services connecting Selsey to Chichester and surrounding villages, making the location practical for commuters and those seeking convenient access to the wider area.

## INFORMATION

Services: Mains services including gas

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax Band: D

EPC Energy Efficiency Rating: C

**what3words:** ///design.tutored.skidding







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Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft  
(Including Garage)



Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1298818)



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