



7 Orpen Place, Selsey, PO20 0EN

Guide Price £280,000 Freehold

 **Henry Adams**
estate agents

7 Orpen Place

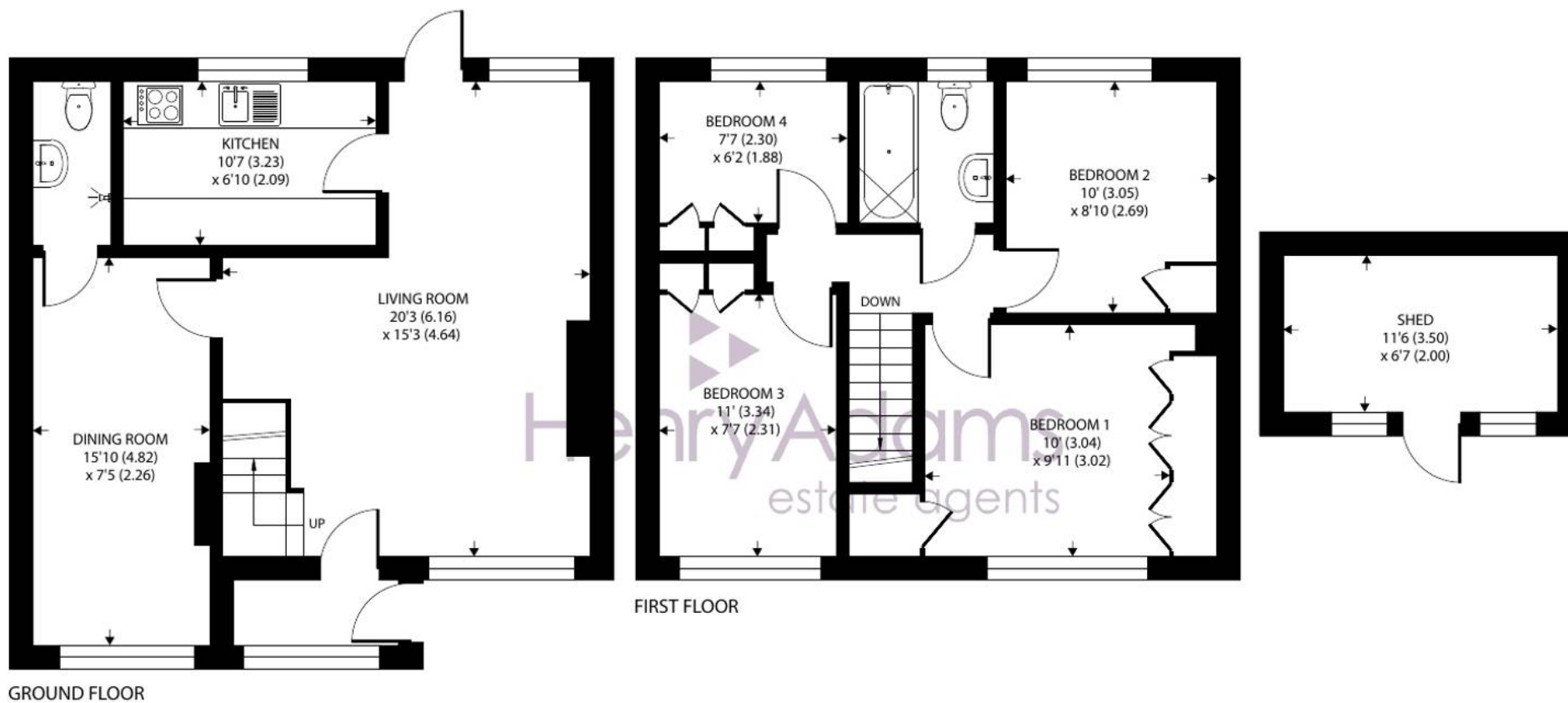
Selsey, Chichester

Presented to the market with no onward chain, this terraced house offers an excellent opportunity for buyers seeking a versatile family home in a highly convenient location. Arranged across two floors, the property features four bedrooms, with the added flexibility of utilising the dining room as a potential fifth bedroom to suit a growing family or those requiring additional work-from-home space.

The ground floor comprises two reception rooms, offering ample space for both relaxation and entertaining, while the adjoining kitchen provides a practical layout for daily living. A ground floor wet room with w/c and wash hand basin (accessed via the dining room) adds convenience and accessibility, adding to the main family bathroom located on the first floor.

- Terraced house offered with NO onward chain
- Four bedrooms with option of using the dining room as a 5th bedroom
- Two reception rooms
- Ground floor wet room with w/c and wash hand basin and 1st floor bathroom
- New boiler installed in January 2024
- Off road parking
- Close proximity to local amenities, bus route and beach





Approximate Area = 985 sq ft / 91.5 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale





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Recent improvements include the installation of a new boiler in January 2024, providing peace of mind and enhanced energy efficiency. Off-road parking is available to the front of the home along with a south facing rear garden. The location is particularly appealing, with a range of local amenities, shops, primary & secondary schools all within easy reach, as well as excellent transport links via nearby bus routes to Chichester. The property is also situated within close proximity to the beach, making it ideal for those who wish to enjoy coastal living. The home offers the opportunity to acquire a property with significant potential in a sought-after area, ideal for families, investors, or anyone looking to create their dream home.

Council Tax band: C - £2,413.52

Tenure: Freehold

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.