

35 Broad View, Selsey, PO20 0SX

Guide Price £365,000 Freehold

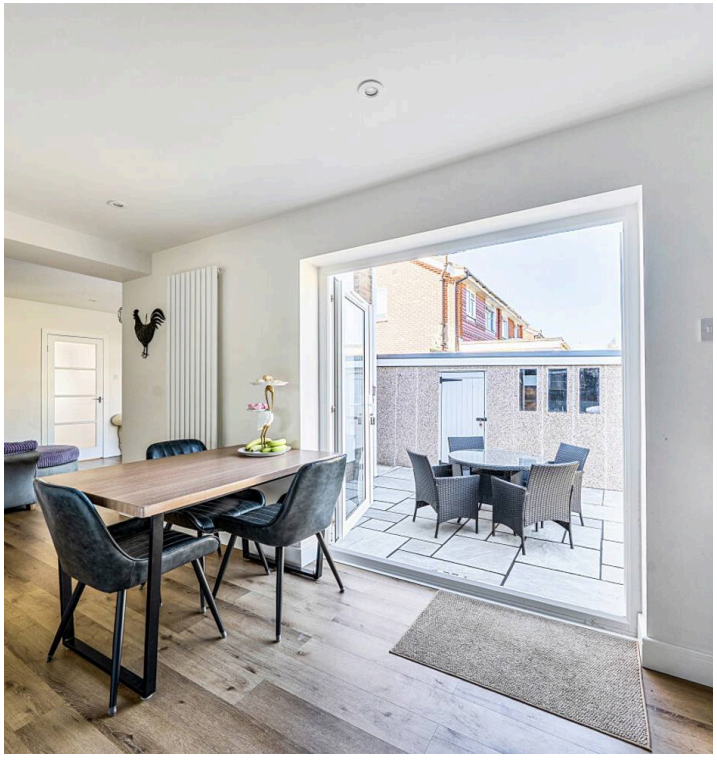
Henry Adams
estate agents

35 Broad View

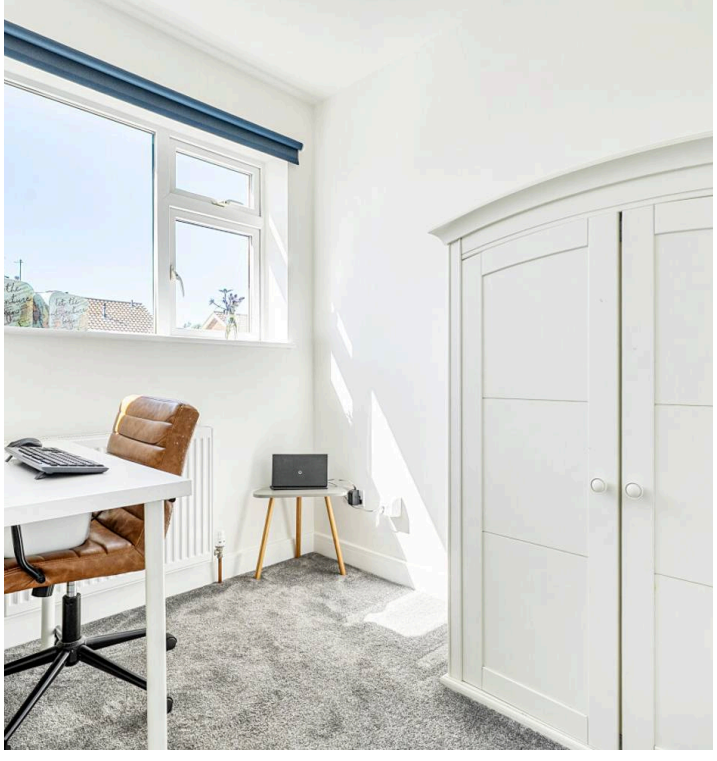
Selsey, Chichester

This well presented detached house offers the opportunity to acquire a refurbished home in close proximity to the beach. The property has been fully updated over the course of 2024/25 to include a new heating system, blending contemporary finishes with thoughtful design. Accommodation comprises three bedrooms, a welcoming living room, and a versatile home office or study, ideal for remote working or quiet reading. The spacious kitchen breakfast room features integrated appliances and modern cabinetry, providing an inviting space for family meals. A separate utility room offers practical convenience for laundry and storage. The property is offered with no onward chain. Additional features include a driveway and a detached garage, perfect for secure parking or extra storage.

- Detached house in close proximity to the beach
- Three bedrooms
- Living room and home office/study
- Kitchen breakfast room with integrated appliances
- Separate utility room
- Fully refurbished and updated over the course of 2024/25
- Driveway & detached garage
- South Easterly facing rear garden
- No onward chain









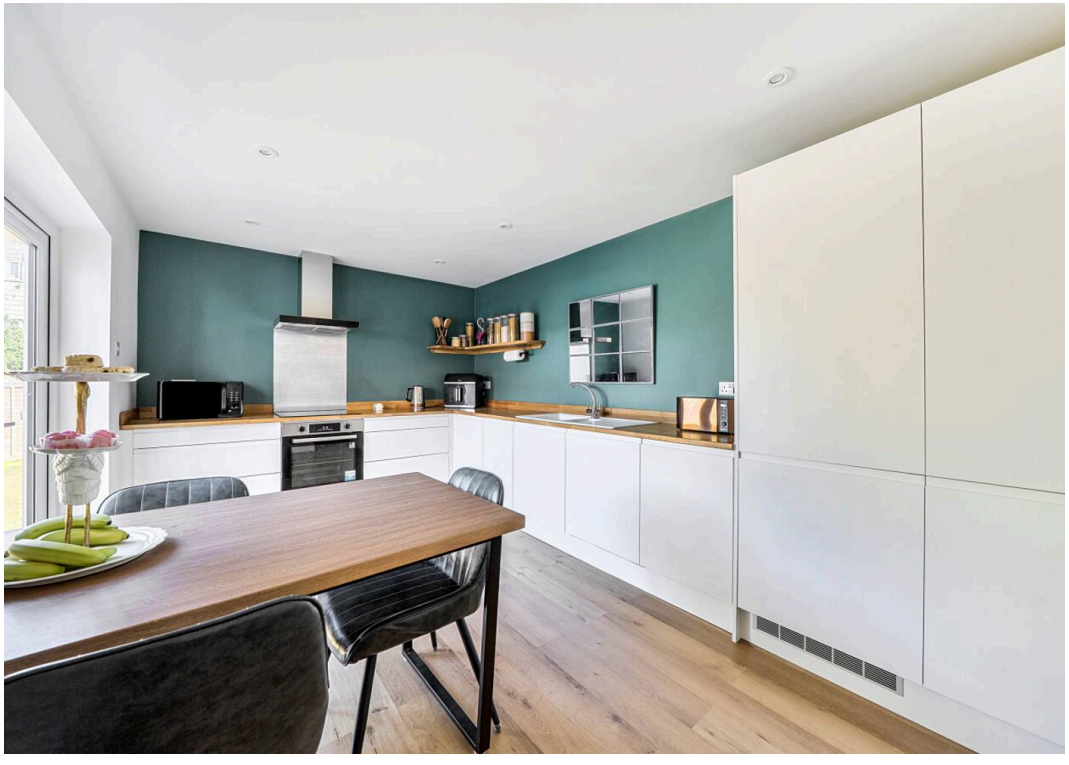


Approximate Area = 976 sq ft / 90.6 sq m
Garage = 186 sq ft / 17.2 sq m
Total = 1162 sq ft / 107.8 sq m
For identification only - Not to scale









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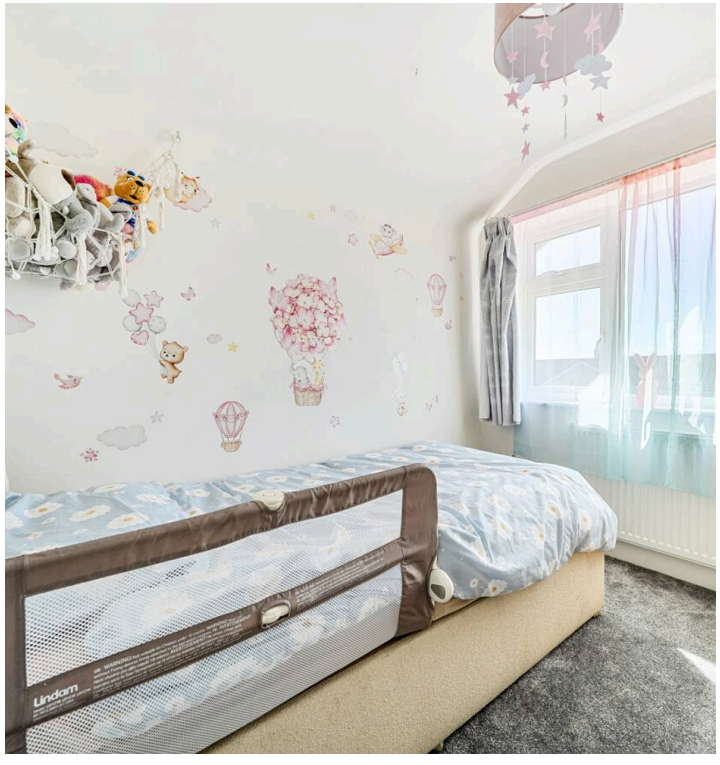
The outside space has been designed with both practicality and enjoyment in mind. The front approach is laid to coloured stone chippings, offering ease of maintenance and creating additional off-road parking opportunities. A wooden sleeper flower bed adds a touch of greenery, and there is side access leading to the rear garden. The south-easterly facing rear garden is mainly laid to lawn, providing an ideal area for children to play or for summer entertaining. A paved seating area, adjacent to the property, is perfect for al fresco dining or relaxing in the sun. The detached garage is accessed via the driveway and benefits from an up and over door, a new roof within the last 12 months, and a side access door leading directly to the garden. With its combination of low-maintenance landscaping and generous outdoor space, this property offers the perfect balance of comfort, convenience, and coastal living.
Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: D











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.