

Fairway House Golf Links Lane, Selsey, PO20 9DP

In Excess of £750,000 Freehold

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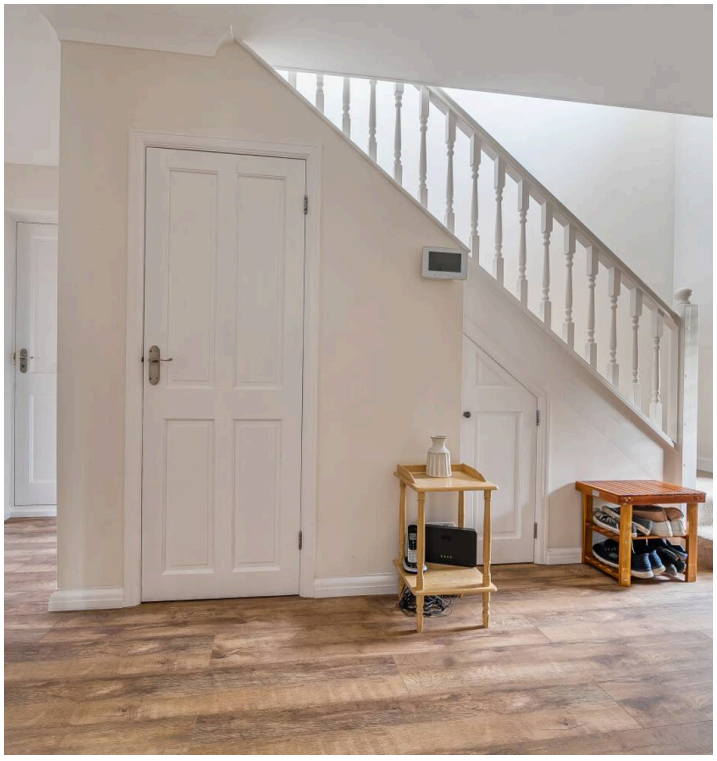
Fairway House Golf Links Lane

Selsey, Chichester

Located in a peaceful semi-rural setting, this delightful and beautifully presented detached residence offers a generous living space of circa 2200sqft (not including the garage and outbuilding). Positioned discreetly in a secluded cul-de-sac, this abode is one of only six homes, ensuring tranquillity and privacy for its occupants.

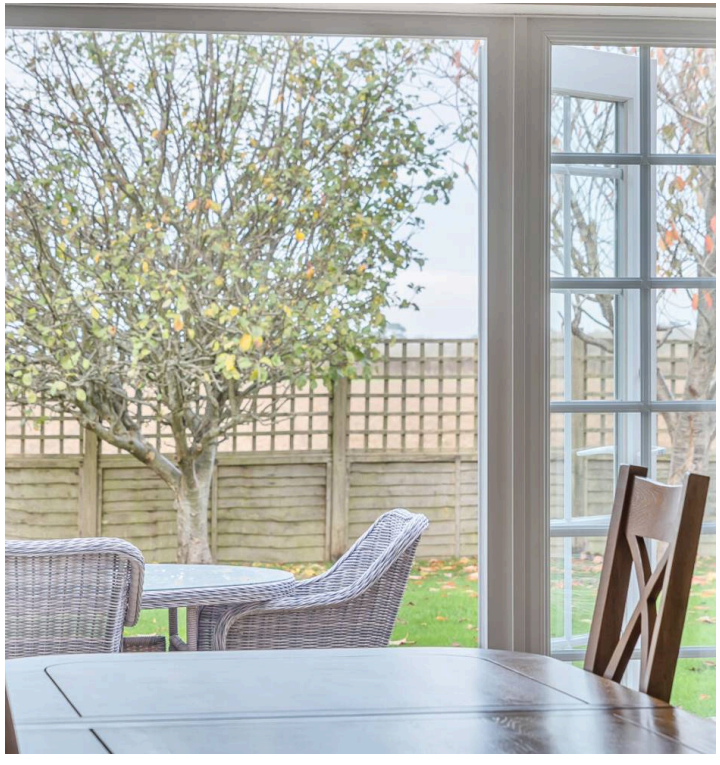
The property boasts four spacious double bedrooms, with the principal bedroom featuring a convenient en-suite bathroom for added comfort and luxury. A gated driveway with video entry system provides parking for multiple vehicles along with the inclusion of an integral double garage with electric roller door, catering to all your vehicle storage needs. Additionally, a detached outbuilding, currently functioning as a workshop with light, power (including 3 phase) and a log burner, presents a versatile opportunity. Subject to planning permissions, this space could be transformed into a detached annexe bungalow or home studio, offering flexibility to the discerning buyer.

- Spacious detached house in semi rural location
- 1 of only 6 homes in private cul-de-sac
- Four generous double bedrooms
- Principal bedroom with en-suite bathoom
- Gated driveway with video entry system, space for multiple vehicles and integral double garage
- Views towards the Southdowns
- Updated and modernised since 2022 to include a new kitchen
- Wrap around gardens of approx. 0.23acre

















Denotes restricted head height



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Approximate Area = 2178 sq ft / 202.3 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 361 sq ft / 33.5 sq m
Outbuilding = 305 sq ft / 28.3 sq m
Total = 2879 sq ft / 267.3 sq m
For identification only - Not to scale

















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Entertain guests in the expansive 26ft x 13ft living room, while enjoying meals in the adjacent 13ft x 12ft dining room. The property offers captivating views towards the Southdowns, enhancing the overall appeal of the residence. Enhanced and updated since 2022, this home features modern touches and conveniences, including a contemporary new kitchen that will surely delight the discerning chef and matching utility room. The property also features wrap-around gardens extending to approximately 0.23 acres, providing ample space for outdoor enjoyment and relaxation.

In summary, this captivating property offers a blend of tranquillity, space, and modern comfort, making it an ideal retreat for those seeking a peaceful yet stylish sanctuary. Viewing is highly recommended to truly appreciate the unique charm and potential this property has to offer.
Council Tax band: F - £3646.35

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D











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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.