



12 Tretawn Gardens, Selsey, PO20 0DW

Guide Price £375,000 Freehold

 **Henry Adams**
estate agents

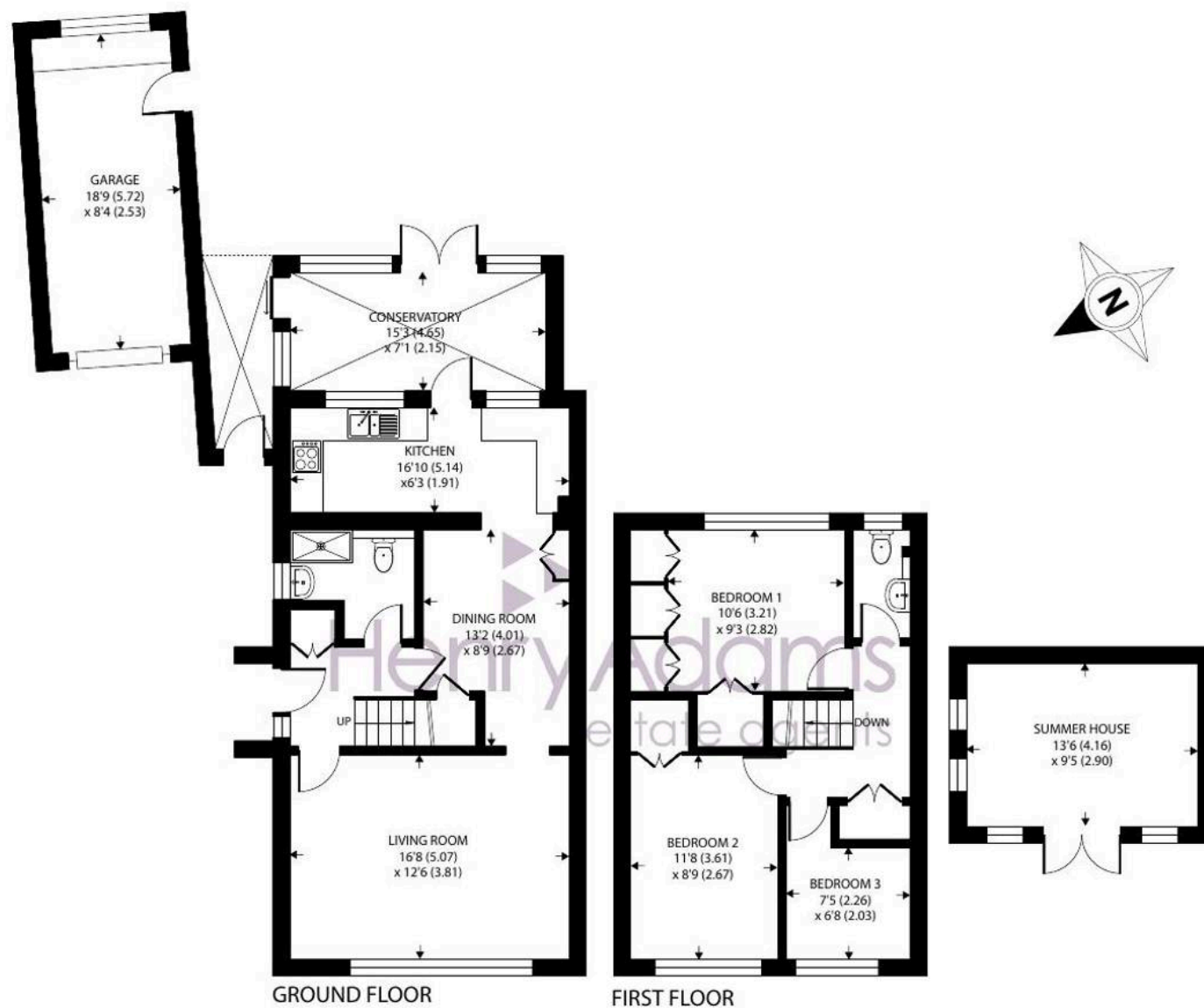
12 Tretawn Gardens

Selsey, Chichester

This well presented semi detached house is offered for sale for the first time in 20 years and occupies a desirable cul-de-sac position within close proximity to the beach - with a sea view from the main bedroom - and a convenient bus route. The accommodation includes a welcoming entrance hallway, a spacious kitchen breakfast room ideal for family dining, and a bright conservatory (with a new roof fitted in 2025), providing an excellent space for relaxing or entertaining. The ground floor also benefits from a modern shower room, while a first floor cloakroom adds further convenience. The property has been thoughtfully maintained, with a new boiler installed in 2022, ensuring efficient heating and hot water. The layout is practical and versatile, with well proportioned rooms. The property is complemented by well kept gardens to both the front and rear, creating an attractive setting for family living.

- Well presented semi detached house
- Kitchen breakfast room & conservatory
- Ground floor shower room & 1st floor cloakroom
- Sea view from main bedroom
- Cul-de-sac location in close proximity to the beach and bus route





Approximate Area = 1093 sq ft / 101.5 sq m
 Garage = 156 sq ft / 14.4 sq m
 Outbuilding = 134 sq ft / 12.4 sq m
 Total = 1383 sq ft / 128.3 sq m

For identification only - Not to scale





12 Tretawn Gardens

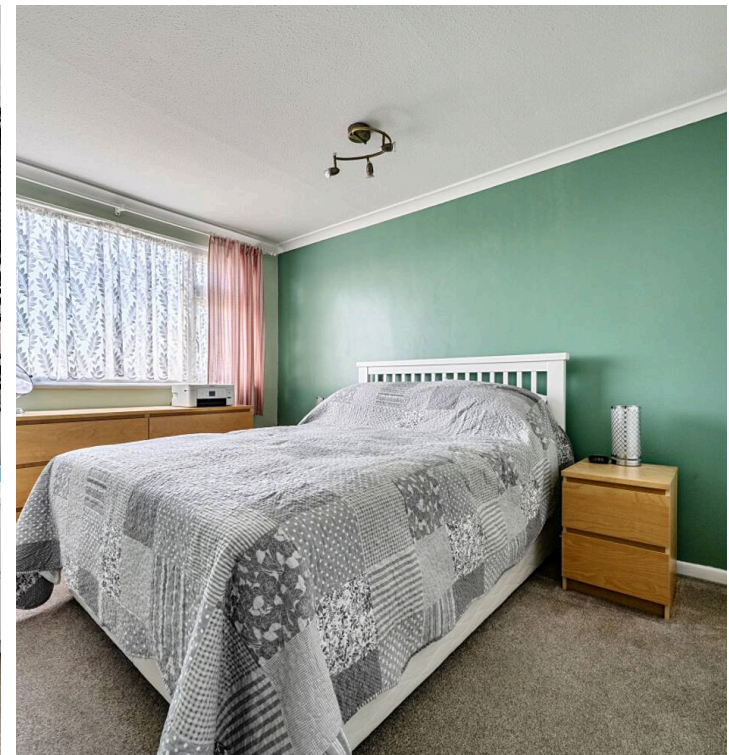
Selsey, Chichester

The outside space has been designed for ease of upkeep and year round enjoyment. To the front, the garden is laid to shingle with established shrubs and a railway sleeper style border, providing a welcoming approach and low maintenance appeal. The rear garden is mainly laid to lawn, with a paved seating area perfect for outdoor dining or relaxing, and side access leading to the driveway and directly into the detached garage. The driveway is laid to block paving and offers off road parking for three cars (possibly four depending on size), with a gate providing secure side access to the rear garden. The detached garage is equipped with an up and over door, light and power, and a personal door into the garden, making it suitable for both vehicle storage and a workshop or hobby space. This property combines comfortable living with practical features and an enviable location, making it an excellent choice for those seeking a coastal lifestyle.

Council Tax band: D, £2,524.40

EPC Energy Efficiency Rating: C

- Well kept gardens front & rear
- New boiler installed in 2022 & new conservatory roof in 2025
- Driveway for 3/4 cars
- Detached garage
- Offered for sale for the 1st time in 20 years





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

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.