



11 Cockayne Way, Selsey, PO20 0FX

Guide Price £345,000 (Freehold)

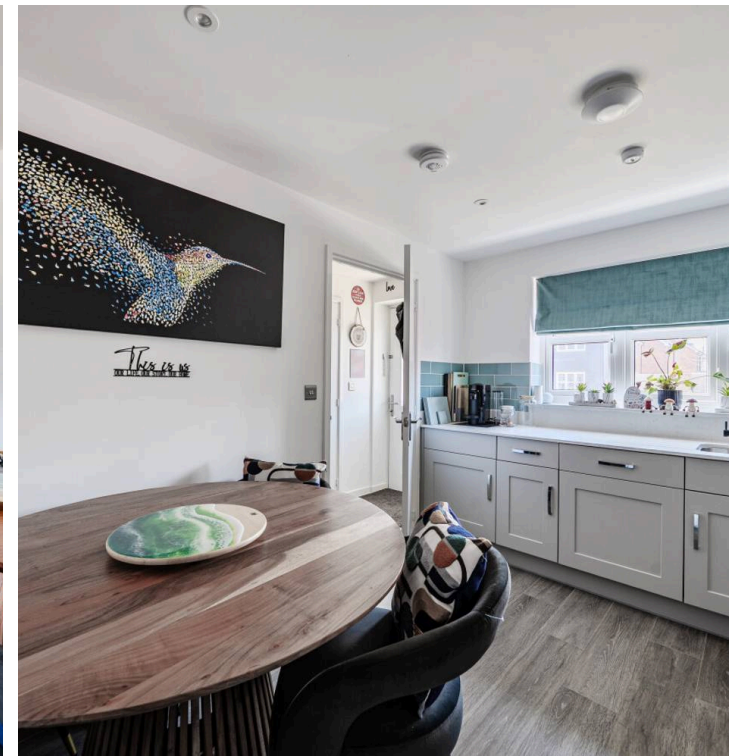
11 Cockayne Way

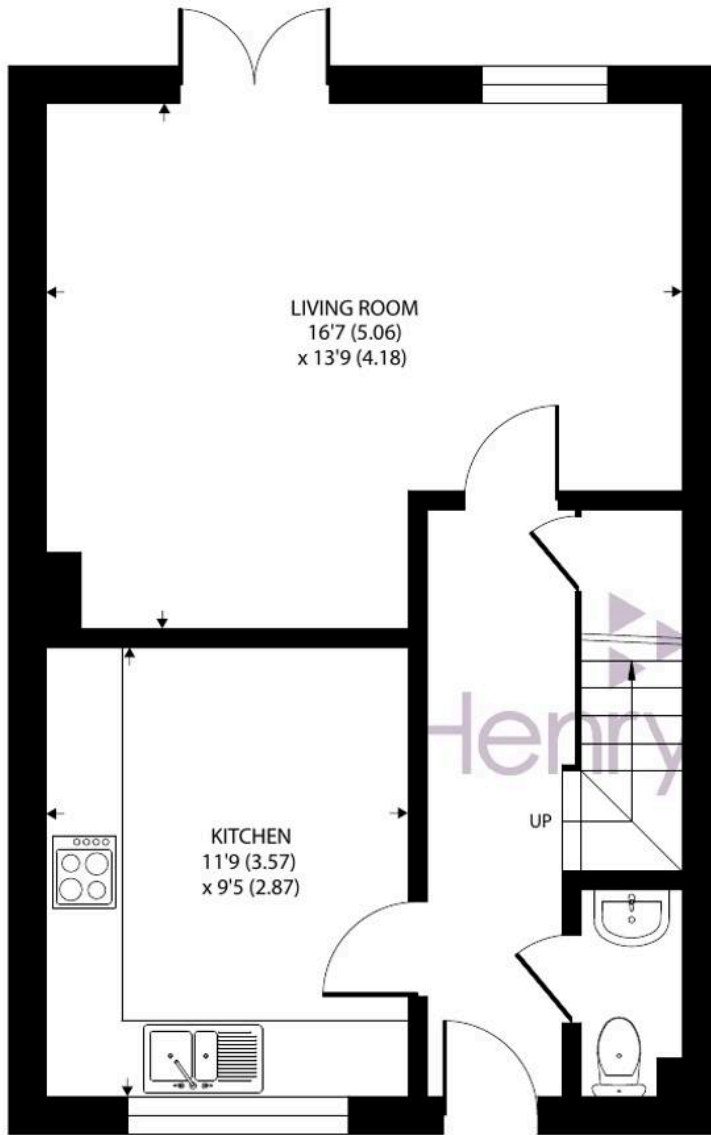
Selsey, Chichester

This immaculately presented three bedroom end of terrace house offers contemporary living, having been constructed less than a year ago and benefitting from the remainder of a 10 year NHBC guarantee. The property features a spacious lounge, a modern kitchen with integrated appliances, and a downstairs cloakroom, all finished to a high specification. The main bedroom includes a luxurious en-suite shower room, while a stylish family bathroom serves the additional two bedrooms, providing ample space for family or guests. The current owners have thoughtfully upgraded the home with multiple internal features purchased directly from the new build developer, enhancing both comfort and style throughout. They have also completely landscaped the rear garden into a beautifully presented outdoor space.

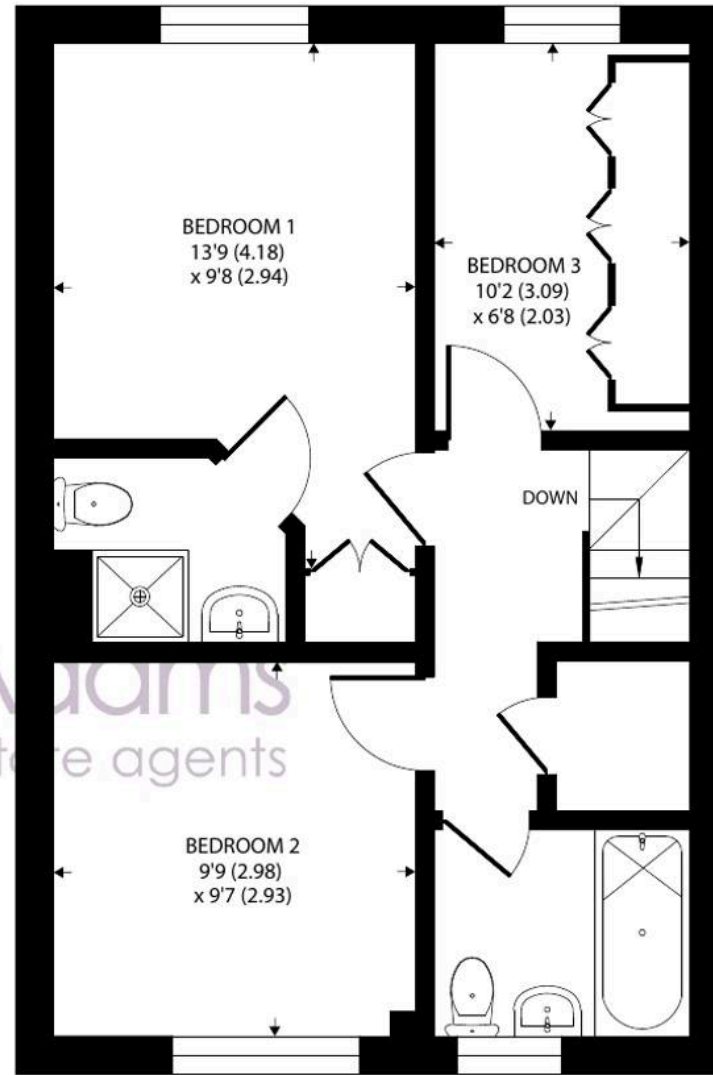
For those with electric vehicles, an EV car charger is already installed, and the addition of solar panels offers energy efficiency and lower running costs. Additional practical benefits include off road parking for multiple vehicles and generous storage options within the property. This home is finished to a high standard and is ready to move into, making it an excellent opportunity for buyers seeking a modern and low-maintenance property. Early viewing is highly recommended to appreciate the quality and convenience on offer.

Council Tax band: D, EPC Energy Rating: B





GROUND FLOOR



FIRST FLOOR

Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale

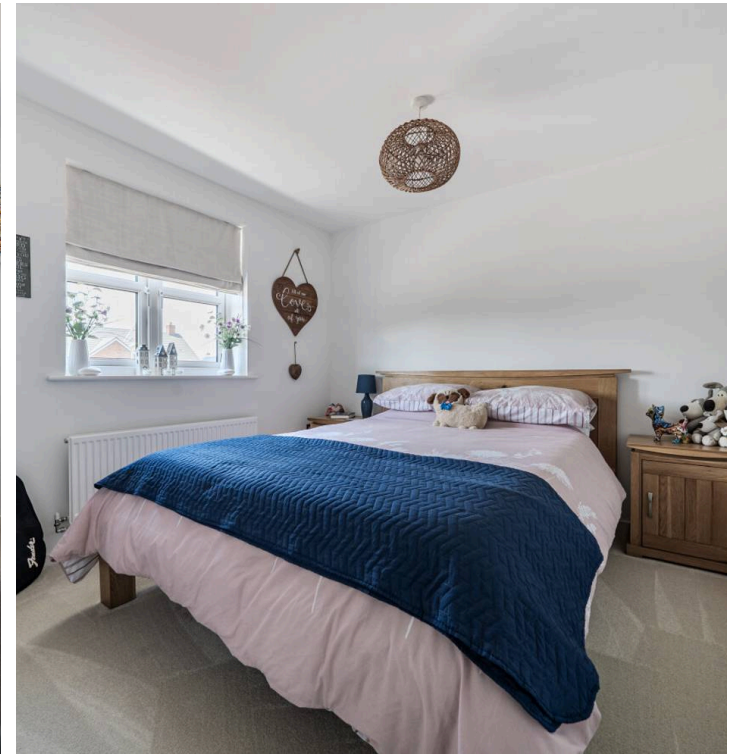




11 Cockayne Way

Selsey, Chichester

- Three Bedroom End of Terrace House
- Main Bathroom and En-Suite
- Property Less than a Year Old (Remainder of the 10 Year NHBC Guarantee)
- Boiler has 2 Years Warranty Remaining
- Multiple, Internal Additional Features Bought from the New Build Developer
- Beautifully Presented Completely Landscaped and Remodelled Rear Garden
- Off Road Parking for Multiple Vehicles
- EV Car Charger and Solar Panels





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.