



**1 Lifeboat Way, Selsey**  
Guide Price **£499,500** Freehold

 **Henry Adams**  
estate agents

# 1 Lifeboat Way

Selsey, Chichester

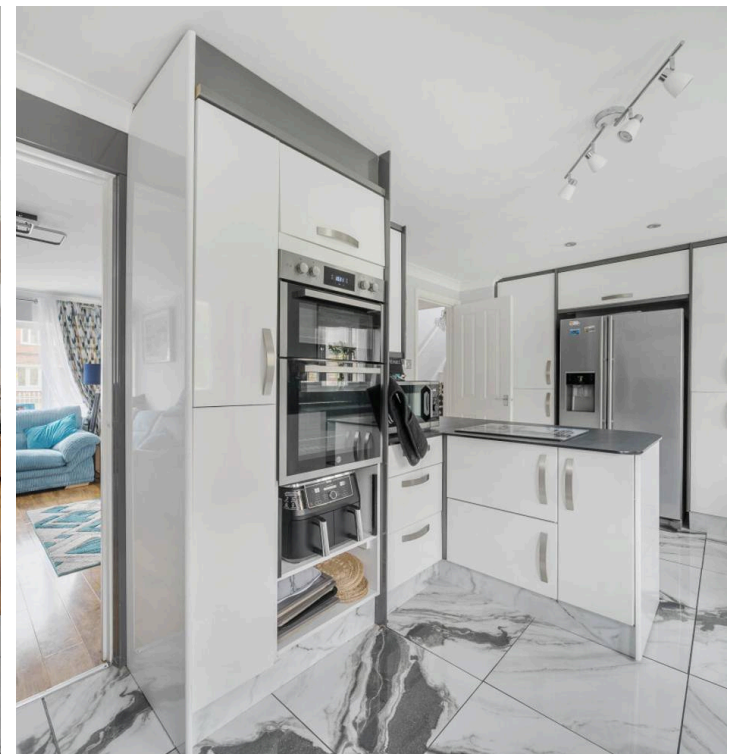
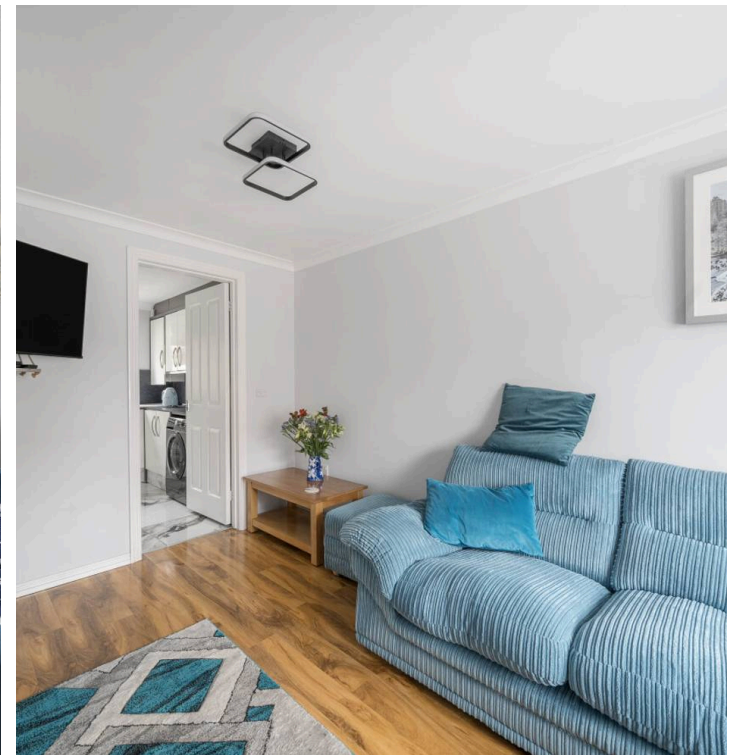
Nestled in a sought-after neighbourhood, this stunning 4-bedroom detached house offers a harmonious blend of contemporary design and practical living.

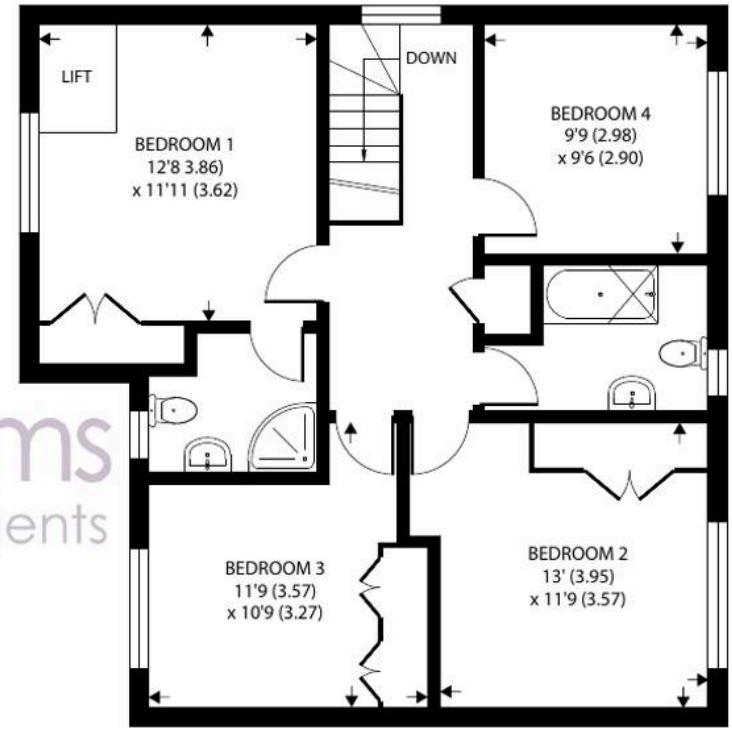
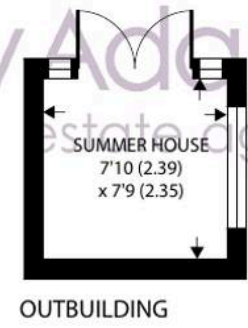
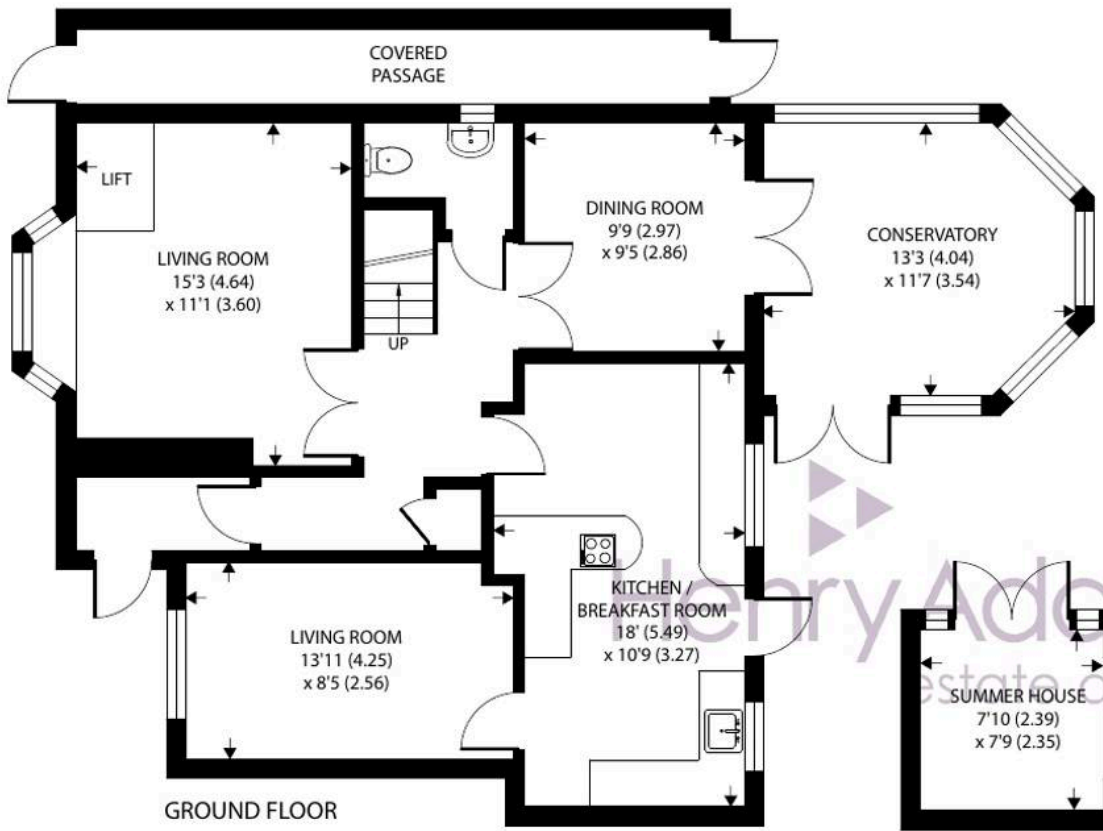
Boasting a spacious layout, the property features a porch, two inviting living rooms, a charming dining room, and a modern kitchen/breakfast room. There is also a lovely conservatory and a W/C on the ground floor. Upstairs, all four bedrooms are double in size, the main bedroom benefitting from an en-suite bathroom. There is also a family bathroom too.

Externally, the easy-to-maintain rear garden is a haven of tranquillity that is meticulously presented. With the added bonus of a summer house - ideal for unwinding or entertaining guests, patio, decking and intuitive lighting installed, the garden is a real haven at any time of the day. Parking is a breeze with off-road parking easily accommodating multiple vehicles. There are also solar panels installed on the roof.

Council Tax: E, EPC Energy Efficiency : C

- Four Bedroom Detached House
- En-Suite and Family Bathroom
- Two Living Rooms and Dining Room
- Solar Panels
- Kitchen/ Breakfast Room
- Easy-to-Maintain and Well Presented Rear Garden
- Summer House
- Off Road Parking





Approximate Area = 1675 sq ft / 155.6 sq m (excludes covered passage)

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1735 sq ft / 161.1 sq m

For identification only - Not to scale





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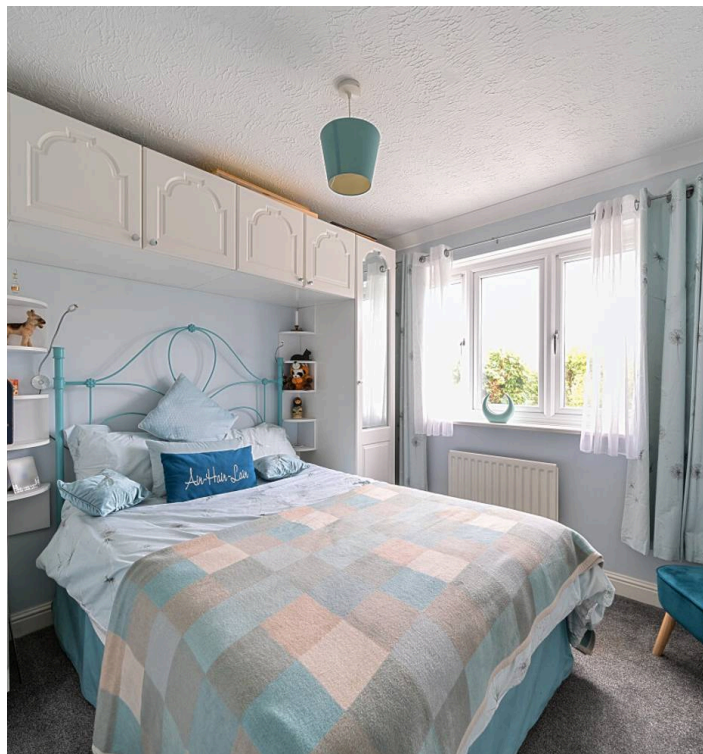
Stunning 4-bed detached house in sought-after area. Contemporary design, spacious layout, modern kitchen, en-suite, lovely garden with summer house. Easy parking for multiple vehicles. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedroom Detached House
- En-Suite and Family Bathroom
- Two Living Rooms and Dining Room
- Solar Panels
- Kitchen/ Breakfast Room
- Easy-to-Maintain and Well Presented Rear Garden
- Summer House
- Off Road Parking





## 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.