



Chichester Road, Selsey, PO20 0LX

Guide Price £649,950 Freehold

 **Henry Adams**
estate agents

. Chichester Road

Selsey, Chichester

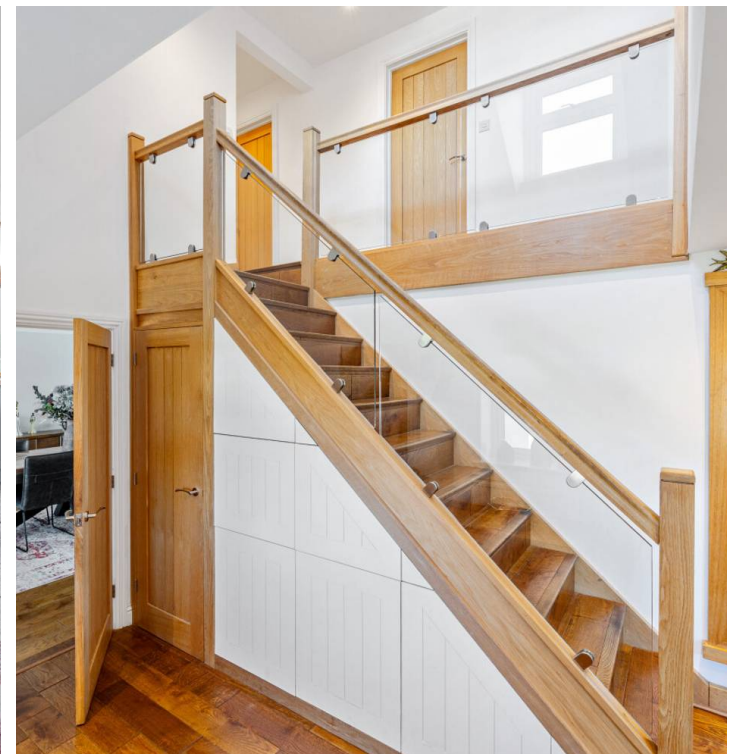
We are delighted to present this generously proportioned detached house, boasting an impressive 2500sqft of living space. Situated in a set back location, this property offers versatile living arrangements with potential for up to 6 bedrooms, catering to the needs of a growing family or those requiring additional space for work or hobbies.

Upon entering the residence, one is greeted by the open entrance hall with stairs up to the 1st floor and access to bedroom 5/home office, cloakroom and the heart of the home, an expansive 36ft kitchen/dining/family room, ideal for entertaining guests or family gatherings. A spacious 23-foot living room with bi-fold doors, flooding the space with natural light and providing a seamless connection to the outdoors. The property also features a utility room with access to both the garden and the games room/bedroom six, which has been creatively converted from the garage, offering a retreat for leisure activities.

The principal bedroom boasts an en-suite bathroom for added privacy and comfort, while a well-appointed family bathroom serves the remaining bedrooms. The exterior of the property is equally impressive, with a driveway providing ample space to park multiple vehicles, ensuring convenience for residents and guests alike. The westerly facing rear garden - mainly laid to lawn - offers space for outdoor enjoyment, whether it be alfresco dining, gardening, or simply relaxing in the sunshine.

Council Tax band: G, EPC Energy Efficiency Rating: B

- Generously proportioned detached house of 2500sqft





Approximate Area = 2520 sq ft / 234.1 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Outbuilding = 183 sq ft / 17 sq m
 Total = 2746 sq ft / 255 sq m

For identification only - Not to scale





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Spacious detached house of 2500sqft, 6 bedrooms, open plan kitchen/dining/family room, games room, en-suite, ample parking, potential for double garage and westerly garden.

Council Tax band: G - £4207.34

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Generously proportioned detached house of 2500sqft
- Six bedrooms
- 23ft Living Room With Bi-Fold Doors
- 36ft Kitchen/Dining/Family Room
- Utility room & ground floor cloakroom
- Games room/Bedroom (formerly the garage)
- 3 w/c's including en-suite and family bathroom
- Driveway with space to park multiple vehicles
- Westerly facing rear garden
- Space to the front to build a detached double garage (subject to planning)
- 27/09/2025





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.