



1 Mixon Close, Selsey, PO20 0TZ

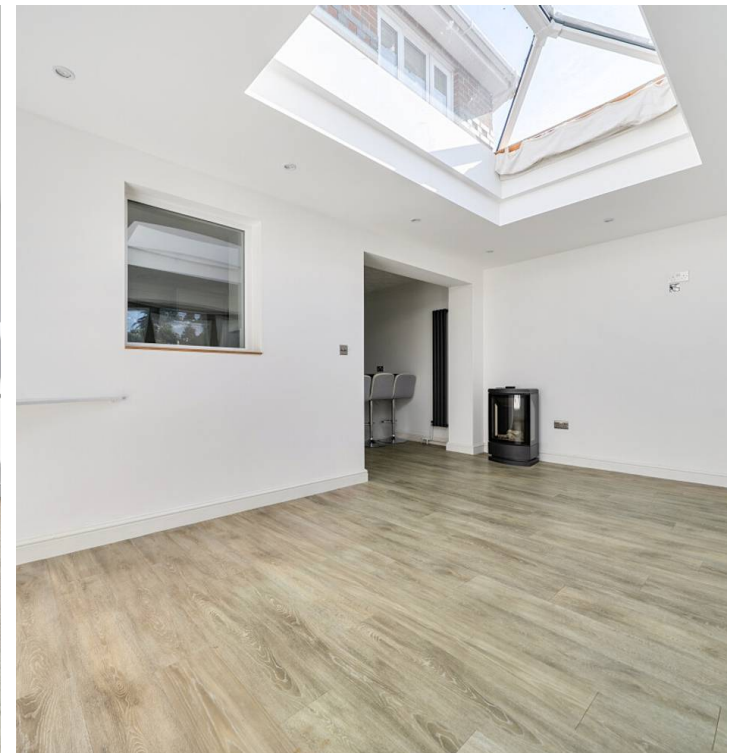
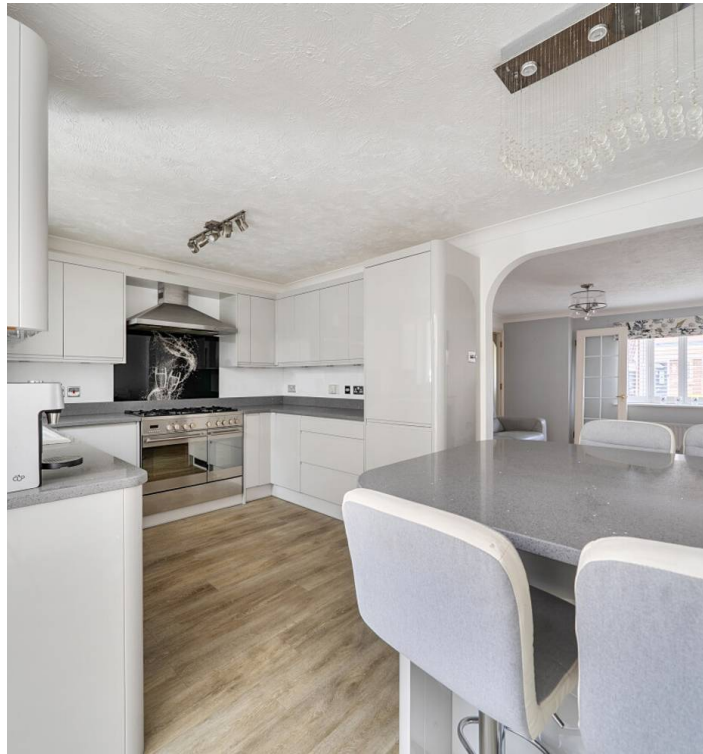
Guide Price £395,000 Freehold

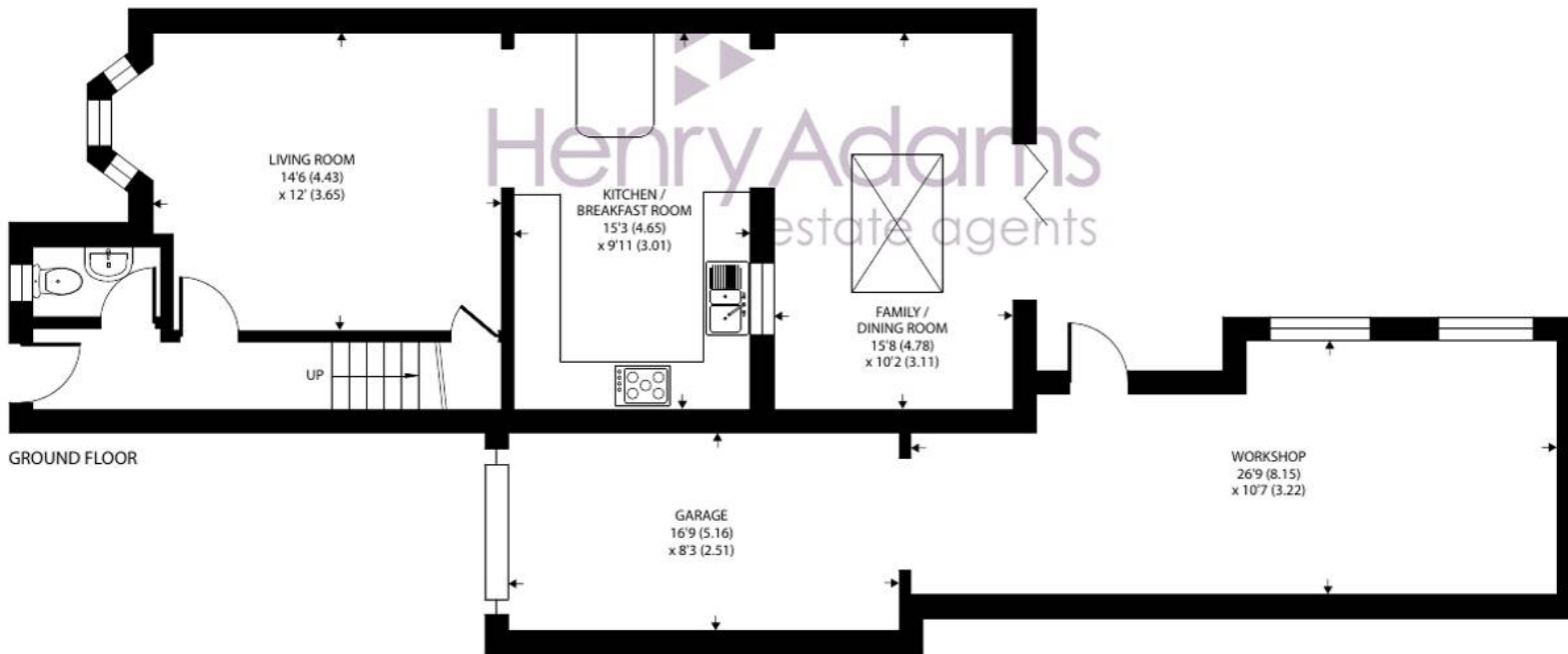
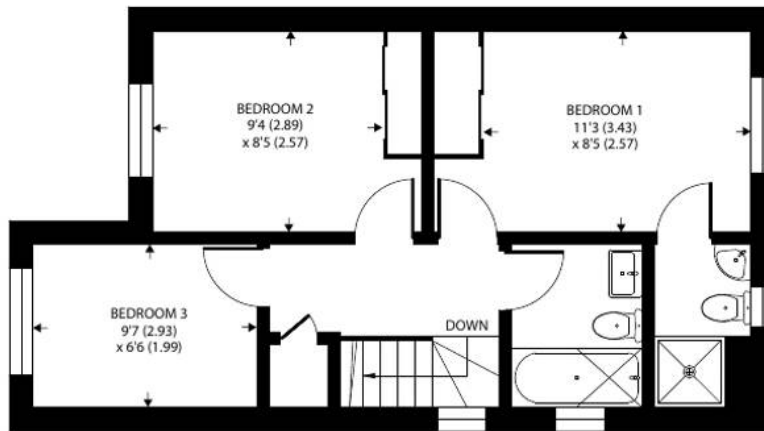
 **Henry Adams**
estate agents

1 Mixon Close

Selsey, Chichester

This well presented and thoughtfully extended detached house offers an excellent opportunity to acquire a versatile family home in a sought-after sea fronted development. The property features three bedrooms, including a principal suite with an en-suite shower room, as well as a family bathroom. The ground floor boasts a welcoming living room, complemented by an additional dining or garden room, providing flexible spaces for both relaxation and entertaining. The kitchen breakfast room was refitted approximately four years ago and is designed to cater to modern lifestyles, offering ample storage, preparation space along with a matching breakfast bar. The property also benefits from a garage along with a useful workshop which the current owner has used for restoring cars (please note this was added approx. 2 yrs ago and may require indemnity which the seller is happy to provide via his solicitor). With a south facing garden, this home enjoys abundant natural light throughout the day. Offered to the market with no onward chain, this property is ready for immediate occupation and would suit a variety of buyers seeking a coastal lifestyle.





Approximate Area = 1026 sq ft / 95.3 sq m
 Garage = 382 sq ft / 35.4 sq m
 Total = 1408 sq ft / 130.7 sq m

For identification only - Not to scale





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Outside, the property is approached via a driveway providing off road parking and access to the garage with up and over door, light and power. The garage opens through to the adjoining workshop area (also with light, power and a door into the garden). The front garden is attractively laid to lawn with established flower borders, extending to the side of the property where further lawn and planting can be found. The rear garden enjoys a paved seating area adjacent to the house, perfect for outdoor dining or relaxing, while the remainder of the garden is laid to decorative chippings/stone for ease of upkeep and year-round enjoyment. A door from the garden provides direct access into the workshop, offering additional versatility. This delightful outside space is ideally designed for those seeking a manageable yet attractive garden.

Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: C

- Well presented, extended detached house
- Three bedrooms
- Living room and additional dining/garden room
- Kitchen breakfast room refitted approx 4 yrs ago
- Situated on popular sea fronted development
- Family bathroom and en-suite shower room
- Garage and workshop
- South facing garden
- No onward chain





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.