



**8 Coppice Lane, Selsey**  
Guide Price £318,000 Freehold

# 8 Coppice Lane

Selsey, Chichester

This property is a charming 2 bedroom mid-terraced house situated in a quiet cul-de-sac location. This delightful home offers comfortable & deceptive (for a home of this style) living space and is presented to a good standard throughout.

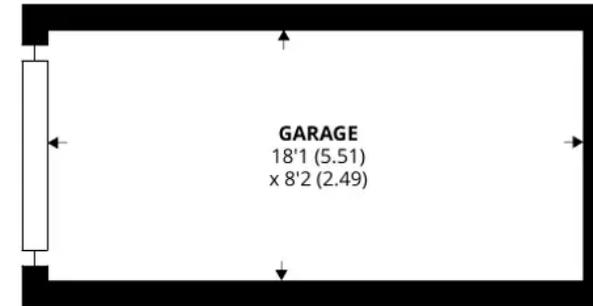
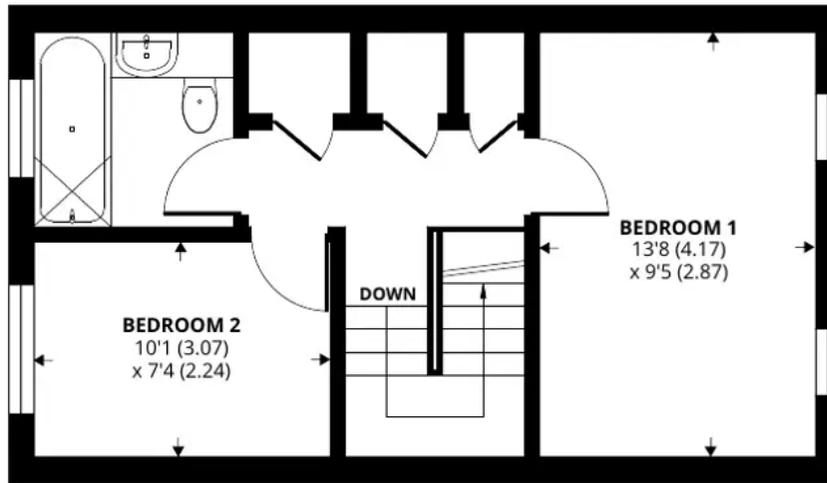
On the ground floor, there is a welcoming entrance hallway leading to a kitchen and cloakroom, the dining room and living room beyond, providing ample space for relaxation and entertaining guests. Moving to the first floor, the property benefits from two well-proportioned bedrooms along with a modern bathroom.

Externally, the property boasts off-road parking to the front and there is a garage in a nearby block, situated to the left of the house when looking from the front, this property is an excellent choice for anyone seeking a well-presented and conveniently located home.

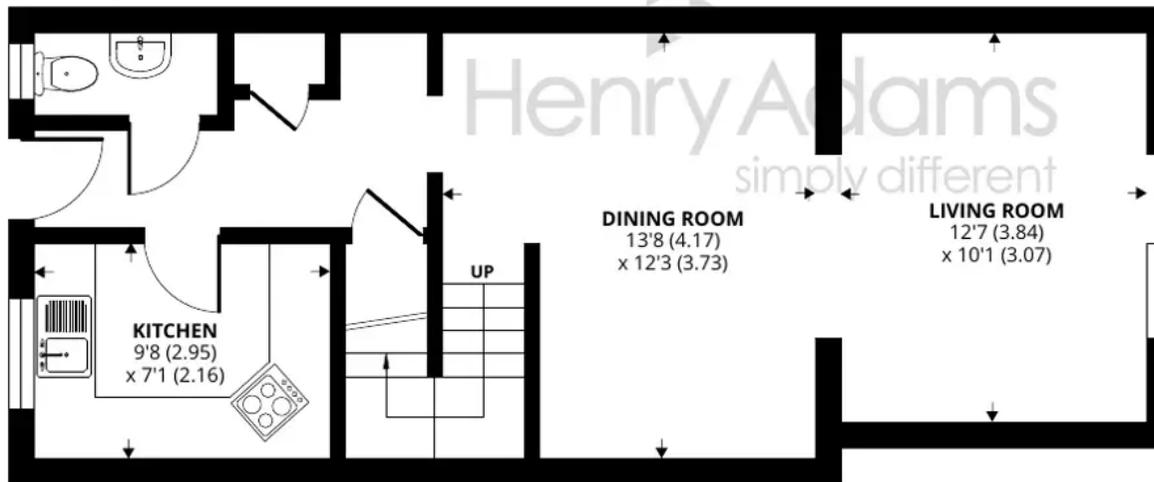
Council Tax: C, Freehold, EPC:C, EIR: C

- Terraced House
- Two Bedrooms
- Ground Floor Cloakroom and 1st Floor Bathroom
- Dining & Living Rooms
- Well Presented Throughout
- Gas Heating & Double Glazing
- Cul-De-Sac Location
- Off Road Parking To Front & Garage In Block





**FIRST FLOOR**



**GROUND FLOOR**

## 8 Coppice Lane, Selsey

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 991 sq ft / 92 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1071600



## Henry Adams - Selsey

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

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.