



Sandhurst Western Road, Selsey

Guide Price £325,000 Freehold

Sandhurst Western Road

Selsey, Chichester

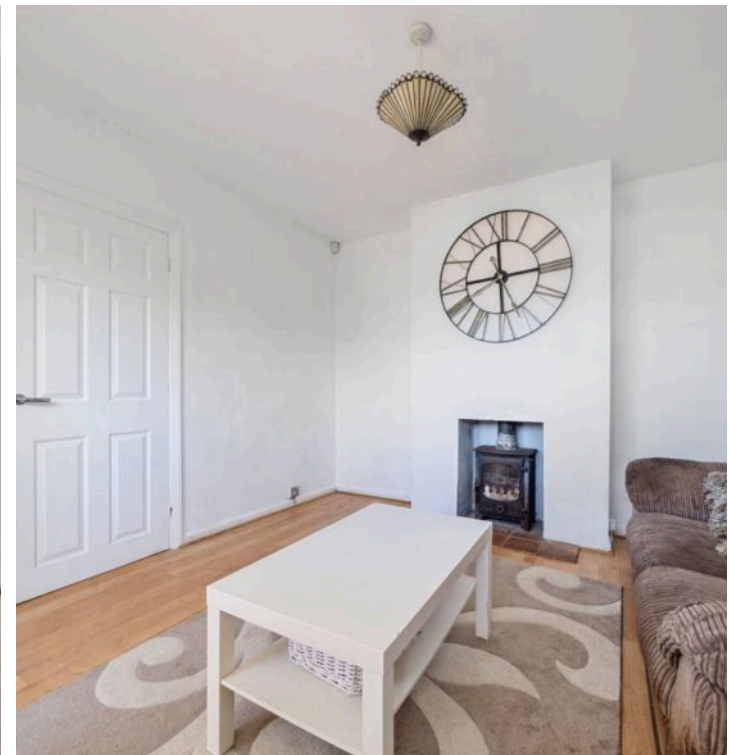
Nestled within a quiet residential setting, this semi-detached house presents an exceptional opportunity for those seeking their next home improvement project. As you step into this property, you are welcomed by an entrance hall which widens to create an area which could be utilised as a study space. Doors from the entrance hall provide access into the living room, dining room and ground floor bathroom.

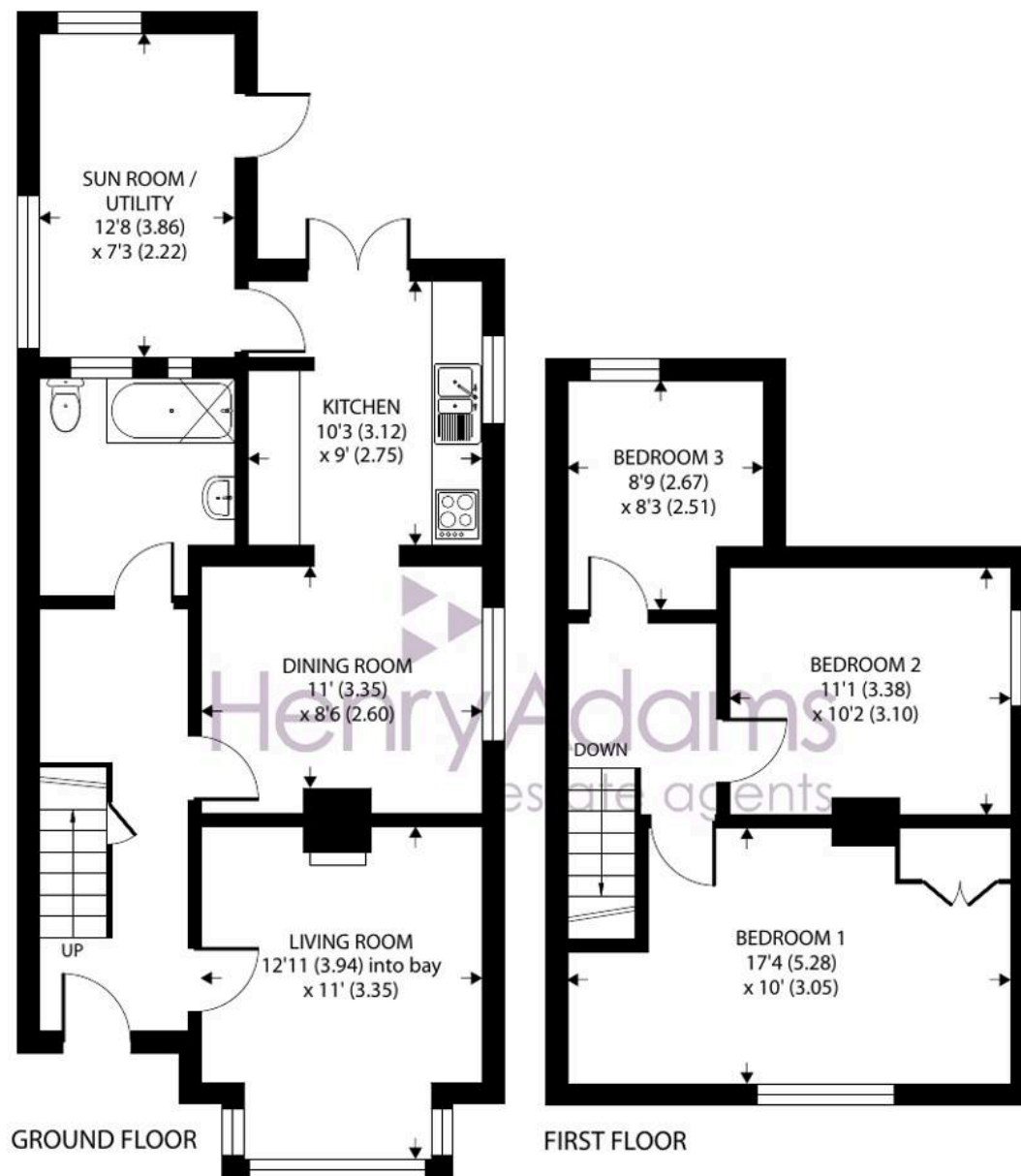
The kitchen, accessed via the dining room, presents the perfect canvas for a modern update. Beyond the kitchen, a sun room/utility room offers a versatile space ideal for relaxation or practical use, ensuring there is room for all aspects of daily living on the ground floor. Making your way upstairs you'll find three bedrooms, providing private spaces for all members of the household.

Throughout the house, it is evident that modernisation and updating are required to bring out the full potential of this residence. For those with a vision and a desire to create their dream home, this property is a blank canvas waiting to be transformed.

The exterior of the property boasts a generous garden, offering ample space for outdoor activities, gardening endeavours, or simply relaxation in the fresh air. Furthermore, off-road parking for two cars ensures practicality and convenience for residents and visitors alike. Situated in an established neighbourhood whilst remaining in close proximity to local amenities, schools, and transport links.

- Semi detached cottage
- Living and dining rooms





Approximate Area = 1033 sq ft / 95.9 sq m

For identification only - Not to scale





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Semi-detached house needing modernisation. 3 bedrooms, kitchen ready for update, sun room/utility room. Generous garden, off-road parking for 2 cars. Close to amenities, schools, transport links. EPC-C, Council tax-D

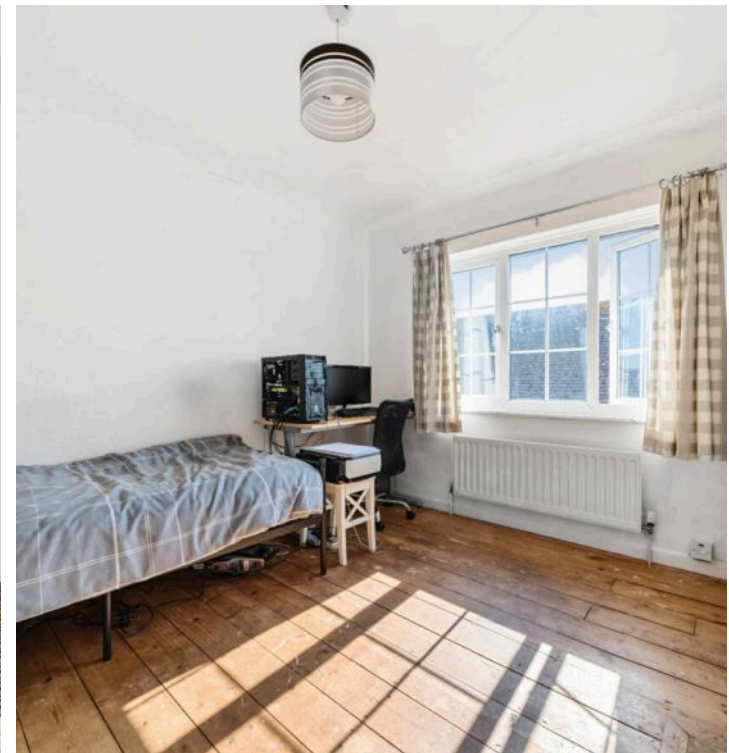
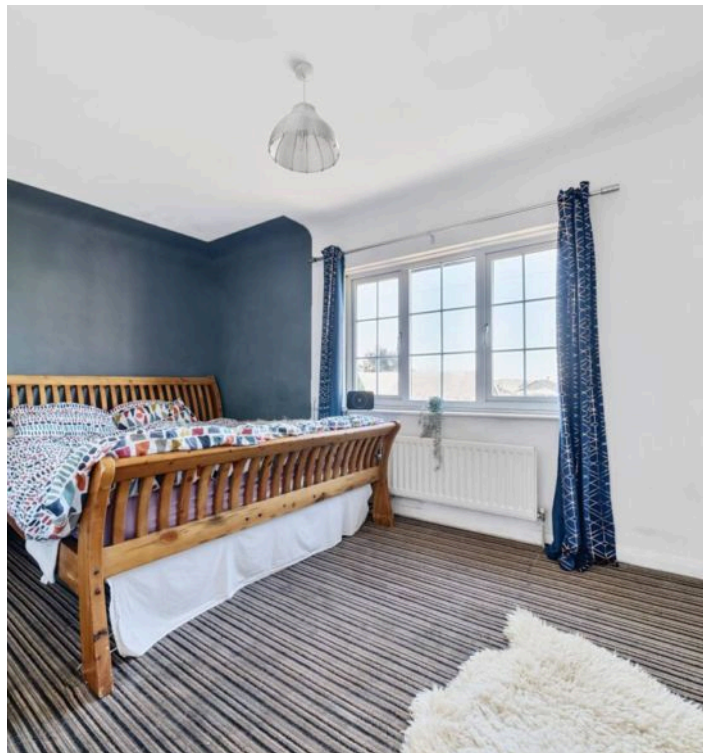
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi detached cottage
- Living and dining rooms
- Kitchen
- Sun room/utility room
- Ground floor bathroom
- Modernisation & updating required
- Generous garden
- Off road parking for 2 cars





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.