



7 Large Acres, Selsey

Guide Price £525,000 Freehold

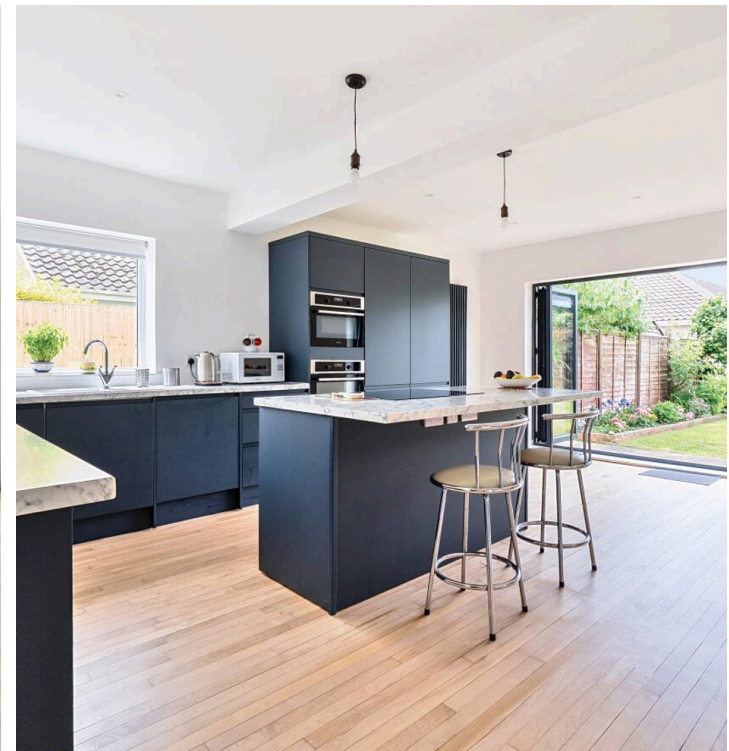
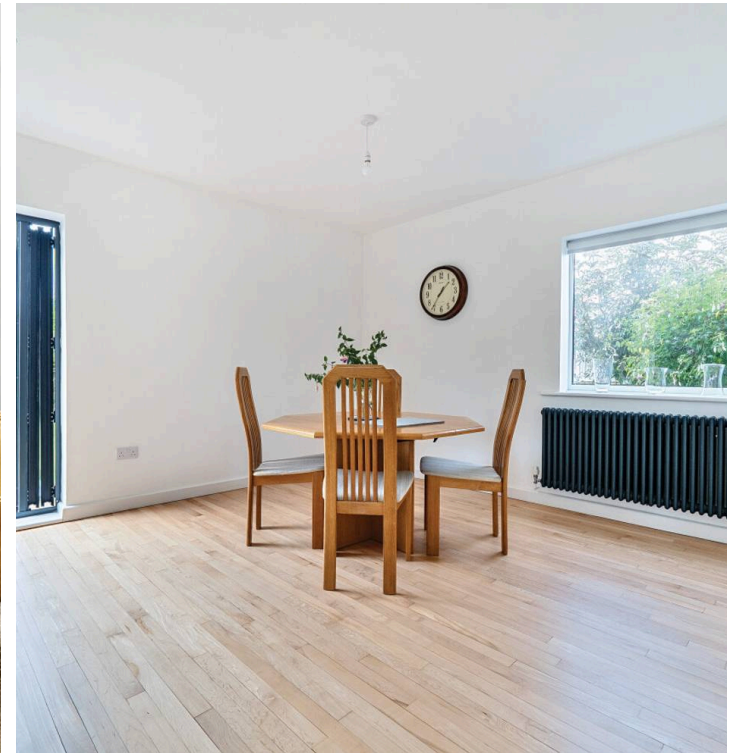
7 Large Acres

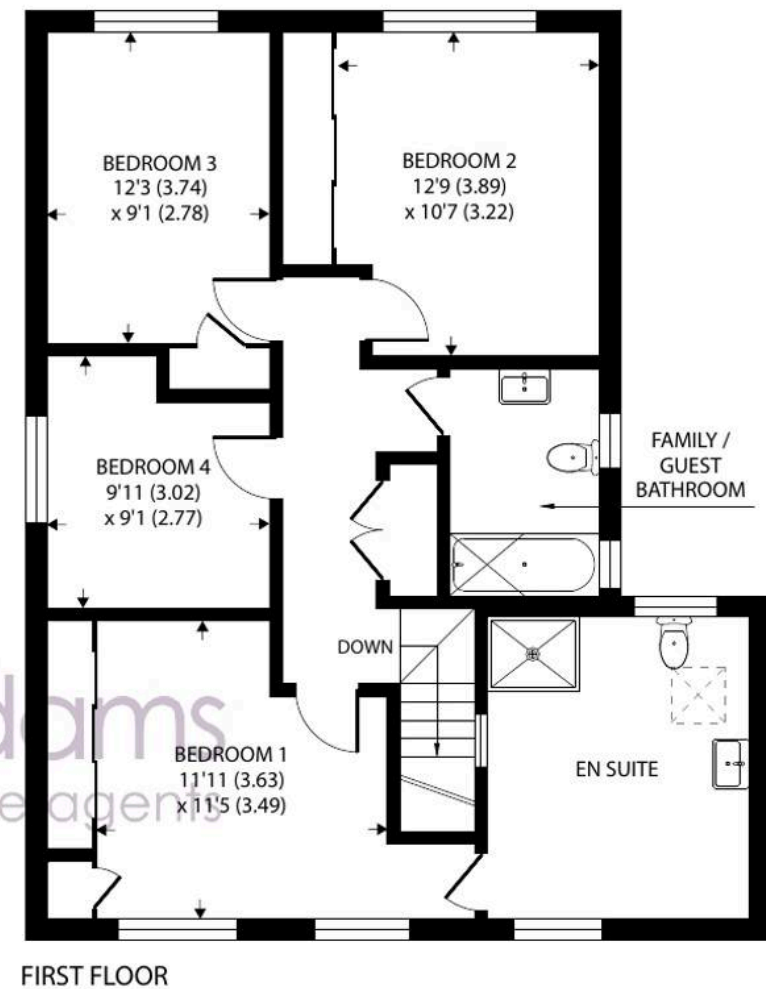
Selsey, Chichester

Nestled within a desirable cul-de-sac, this detached residence presents an exceptional opportunity for discerning buyers seeking a harmonious blend of modern comfort and optimal convenience. Boasting four double bedrooms, one of which features a conveniently appointed and generously sized en-suite shower room. This property caters effortlessly to the demands of contemporary family living, also including a family/guest bathroom with shower.

Upon entering the home, one is greeted by an open entrance hall with doors to the principal ground floor rooms. These comprise of a living room offering a space for relaxation and intimate gatherings, a family room, which may serve as an optional fifth bedroom, provides flexibility to adapt to various lifestyle needs. The heart of the home resides within the generously proportioned open-plan kitchen/breakfast/dining room. Equipped with modern amenities and bathed in natural light that streams in through the bi-fold doors, this space effortlessly accommodates daily dining and entertaining requirements.

Signifying a commitment to quality, the property underwent a comprehensive renovation and update in 2021, ensuring that occupants benefit from modern conveniences and a stylish aesthetic. Embracing environmental responsibility, the residence is equipped with both gas central heating and solar panels, promoting efficiency and sustainability.





Approximate Area = 1736 sq ft / 161.2 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1884 sq ft / 175 sq m

For identification only - Not to scale



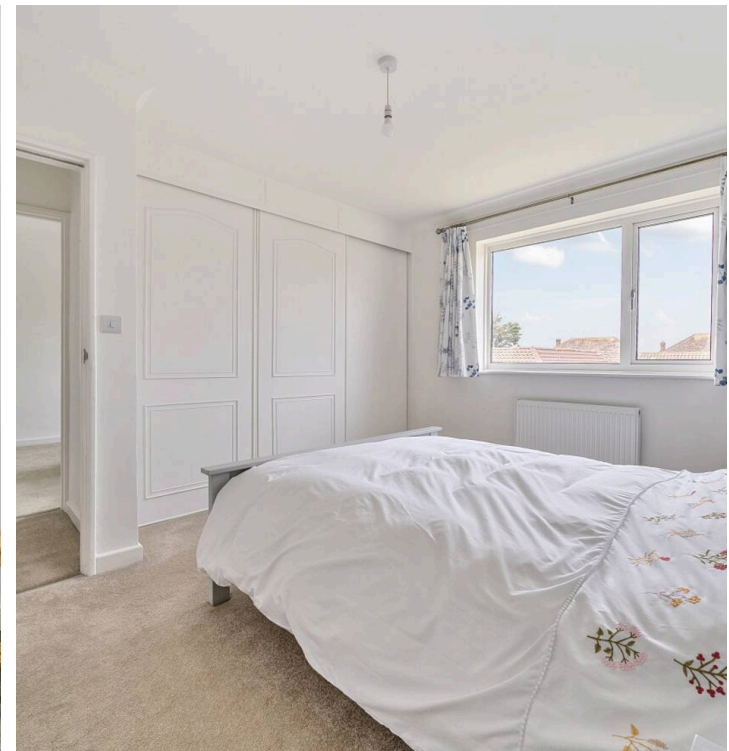
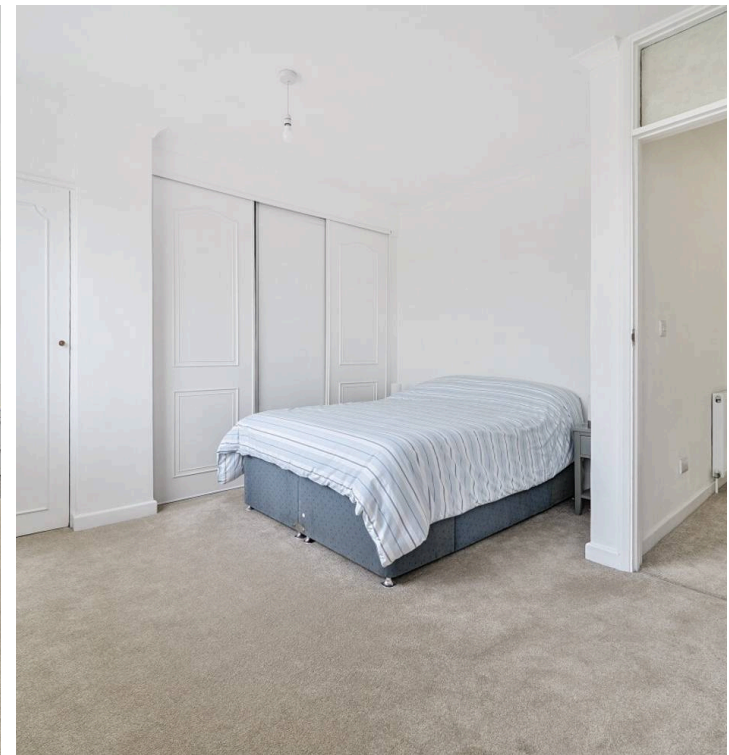
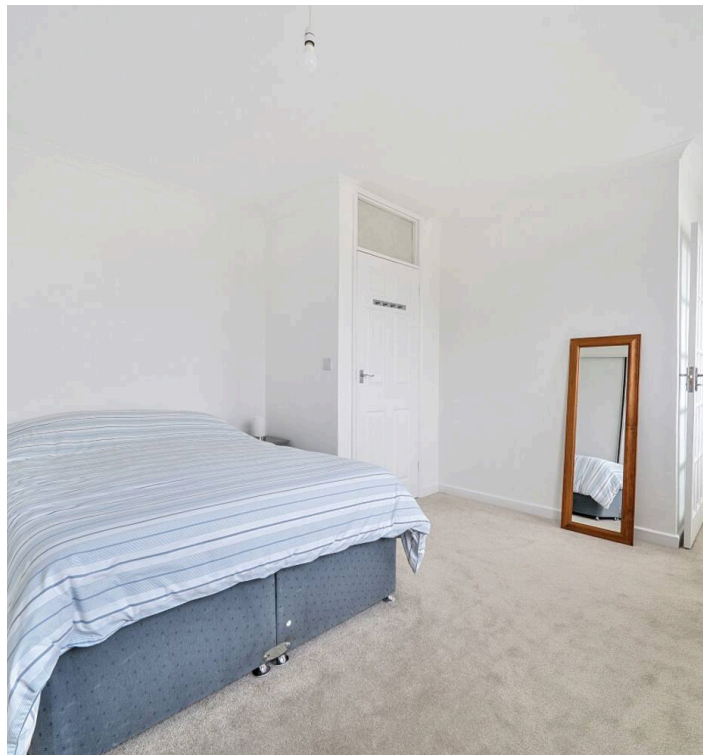


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Selsey, Chichester

The attractive westerly facing garden offers a private sanctuary for relaxation and outdoor enjoyment, maintained to provide a tranquil backdrop for every-day living. Situated in a serene location, the property expertly balances peace and proximity, with key amenities such as the high street and a convenient bus route within close reach. Ensuring ample parking space and storage solutions, a double driveway and a single garage cater to the demands of modern living. Council Tax band: E, EPC Energy Efficiency Rating: B

- Detached house in desirable cul-de-sac
- Four double bedrooms, 1 with an en-suite
- Living room, family room/optional 5th bedroom
- Generous open plan kitchen/breakfast/dining room with bi-fold doors to the garden
- Property was extensively re-modelled and updated in 2021
- En-suite shower room and family/guest bathroom with shower
- Gas central heating with new boiler in 2021 and solar panels
- Well kept westerly facing garden
- Quiet location yet still within close proximity of the high street & bus route
- Double driveway & single garage





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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.