



12 Ursula Avenue, Selsey

Guide Price £560,000 Freehold

 Henry Adams  
estate agents



# 12 Ursula Avenue

Selsey, Chichester

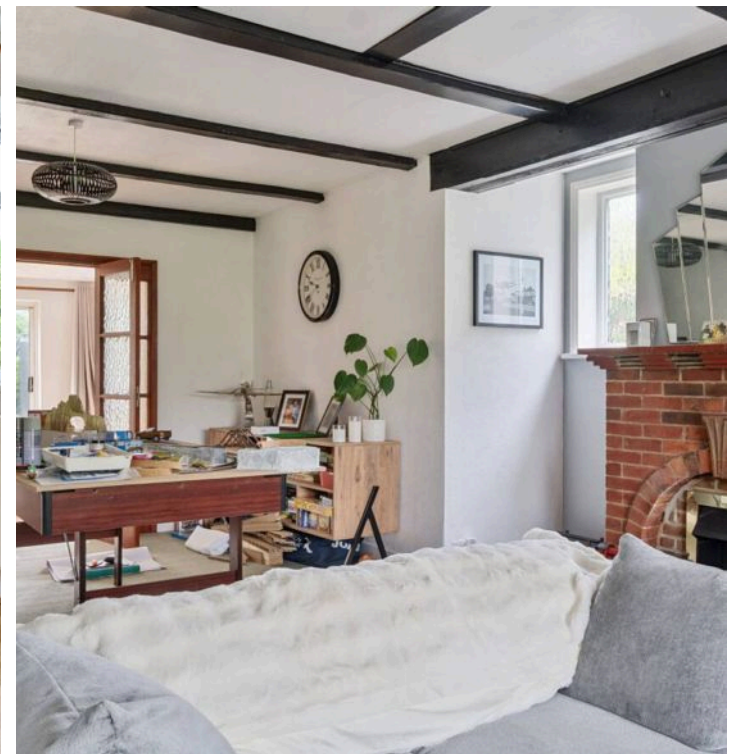
Situated in a desirable location, this deceptive family home represents a rare opportunity in the market. Proudly owned by the same family for over 40 years, this cherished property is now offered for sale for the first time, promising a new chapter of memories for its future occupants.

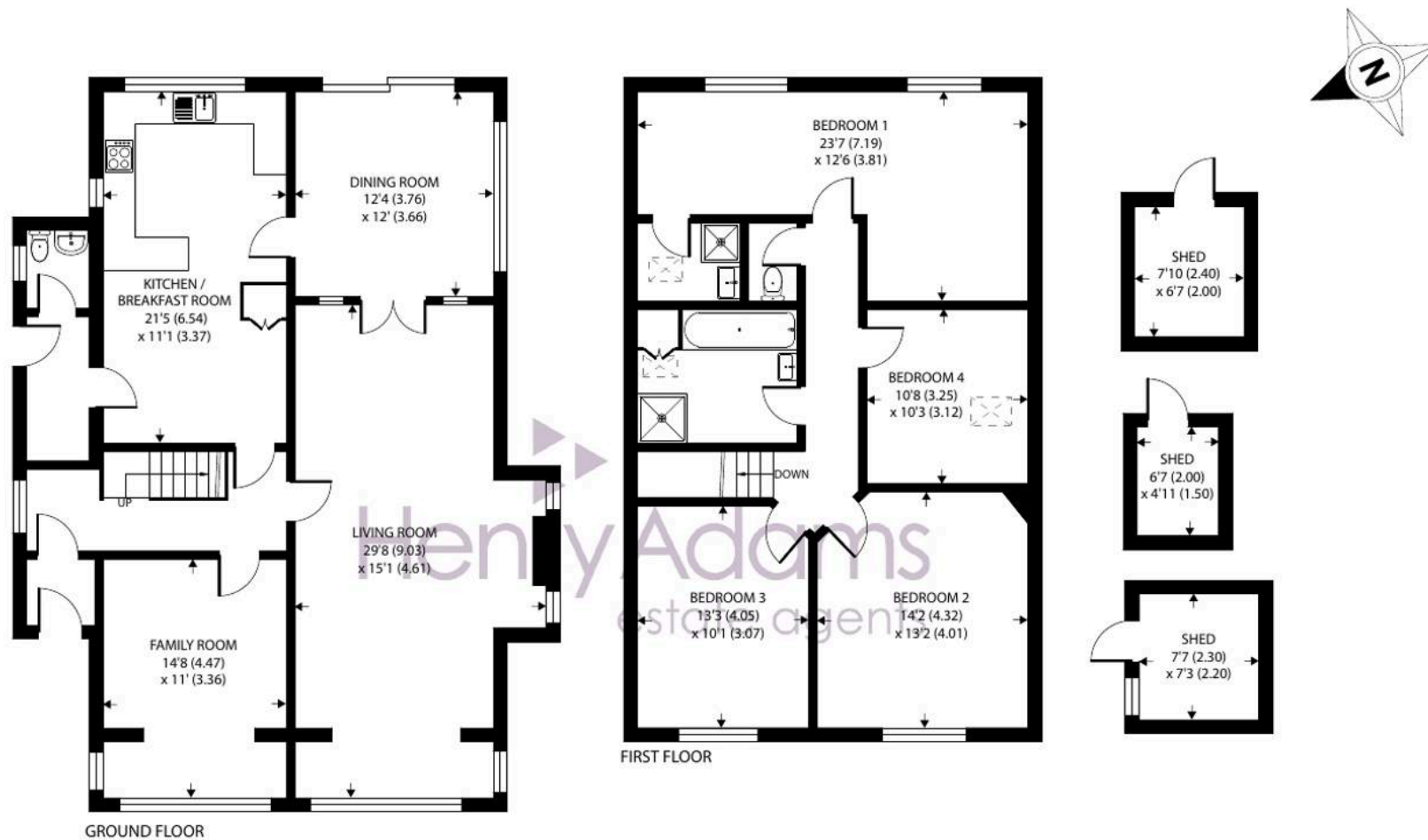
Upon entering, one is immediately struck by the flexible living accommodation that this property offers. With two to three reception rooms, residents can effortlessly adapt the space to suit their needs. The kitchen breakfast room, perfect for both casual meals and culinary creations is conveniently positioned adjacent to the dining/games room, providing the possibility to combine the 2 spaces to create a large open plan space for family gatherings. For added convenience, a separate utility room ensures ample space for household chores.

The property boasts four double bedrooms, each offering a peaceful retreat at the end of a long day. Amongst these bedrooms, one benefits from en-suite facilities, providing privacy and comfort for its inhabitants. Additionally, off-road parking for several cars ensures that both residents and guests alike will find ample space to park with ease. Stepping outside, residents will discover an enclosed rear garden of an easterly orientation which wraps around the southerly elevation too, perfect for enjoying the morning sun and al fresco dining during warmer months. Offered with no onward chain.

Council Tax: E, EPC Energy Efficiency Rating: E

- Deceptive family home in desirable location
- Been in the same family and offered for sale for the first time in over 40 years





Approximate Area = 2030 sq ft / 188.5 sq m

Outbuildings = 138 sq ft / 12.8 sq m

Total = 2168 sq ft / 201.3 sq m

For identification only - Not to scale









# 12 Ursula Avenue

Selsey, Chichester

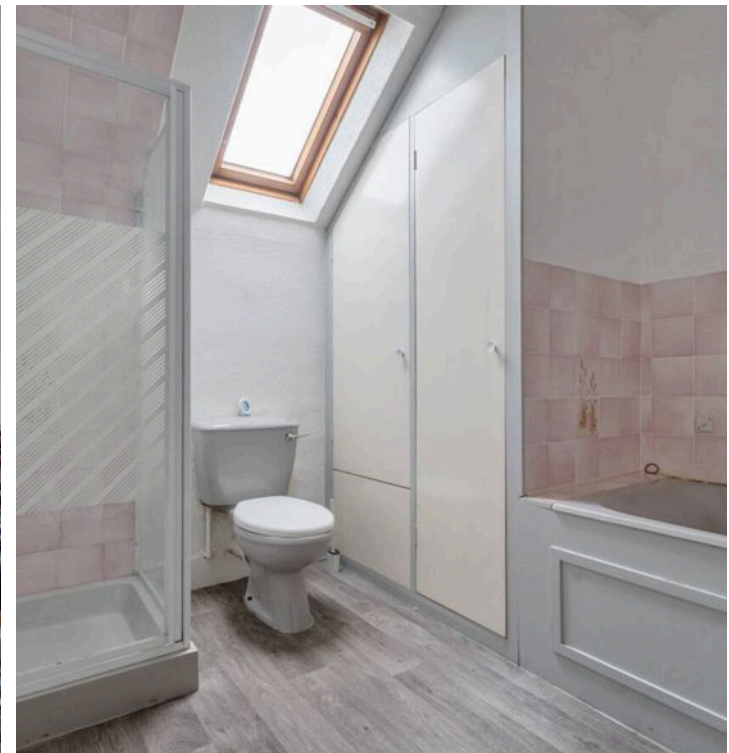
Family home with flexible living spaces, offered for the 1st time in over 40ys, quiet & desirable location, 4 double bedrooms, ample off-road parking, easterly garden and no onward chain. EPC-E, Council tax-E  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Deceptive family home in desirable location
- Been in the same family and offered for sale for the 1st time in over 40years
- Flexible living accommodation with 2/3 reception rooms
- Kitchen breakfast room and separate utility room
- Four double bedrooms, 1 with en-suite facilities
- Off road parking for several cars
- Enclosed rear garden of an easterly orientation
- No onward chain







## 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.