



14 Saddle Lane, Selsey

Guide Price £315,000

 **Henry Adams**  
estate agents

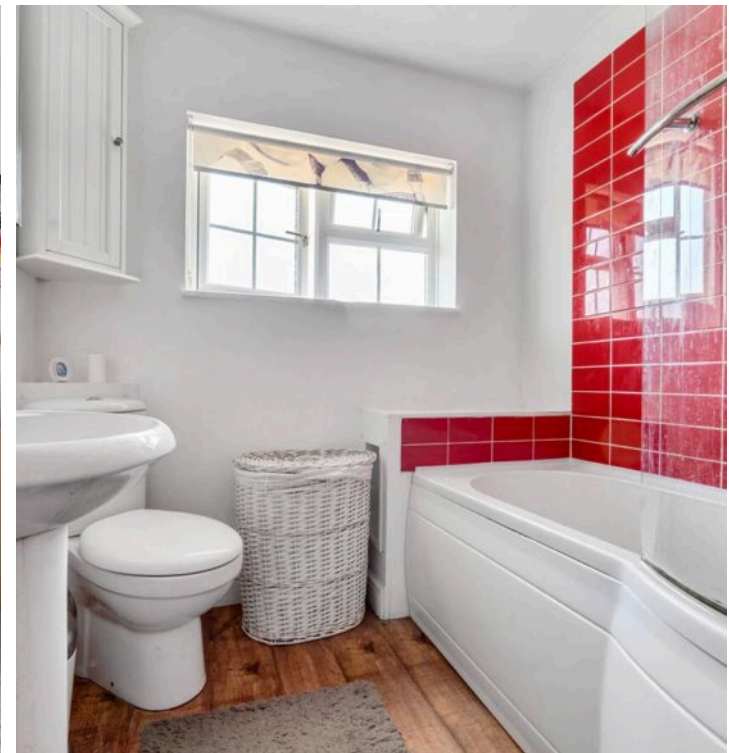
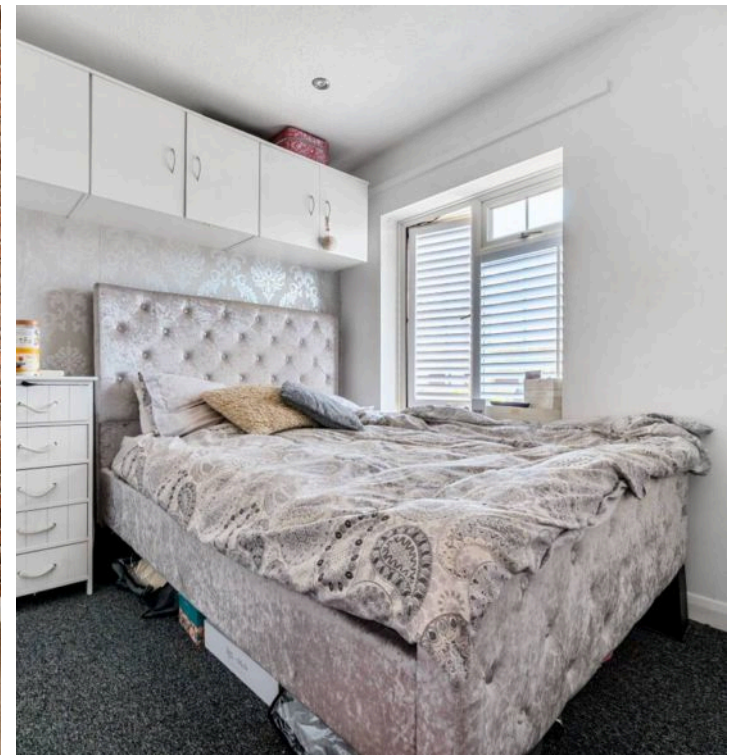
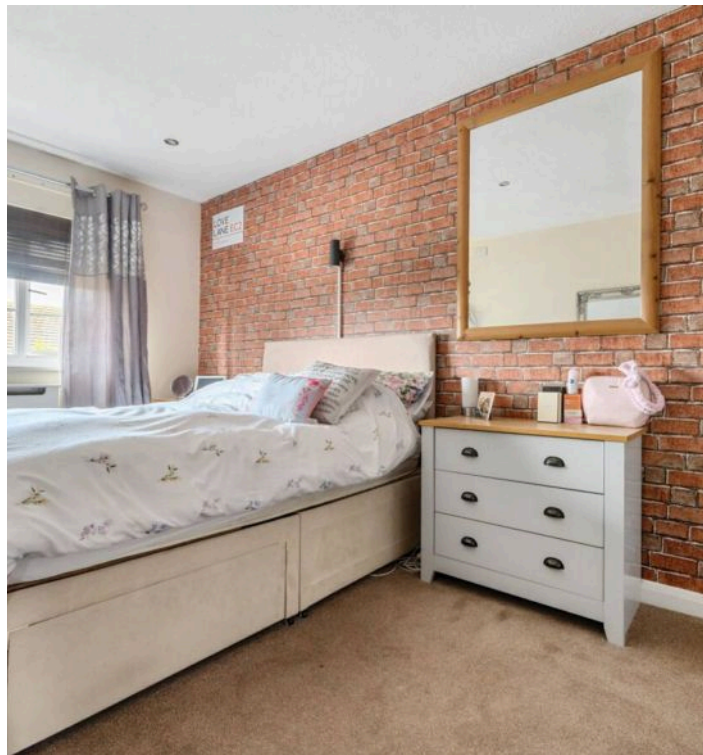


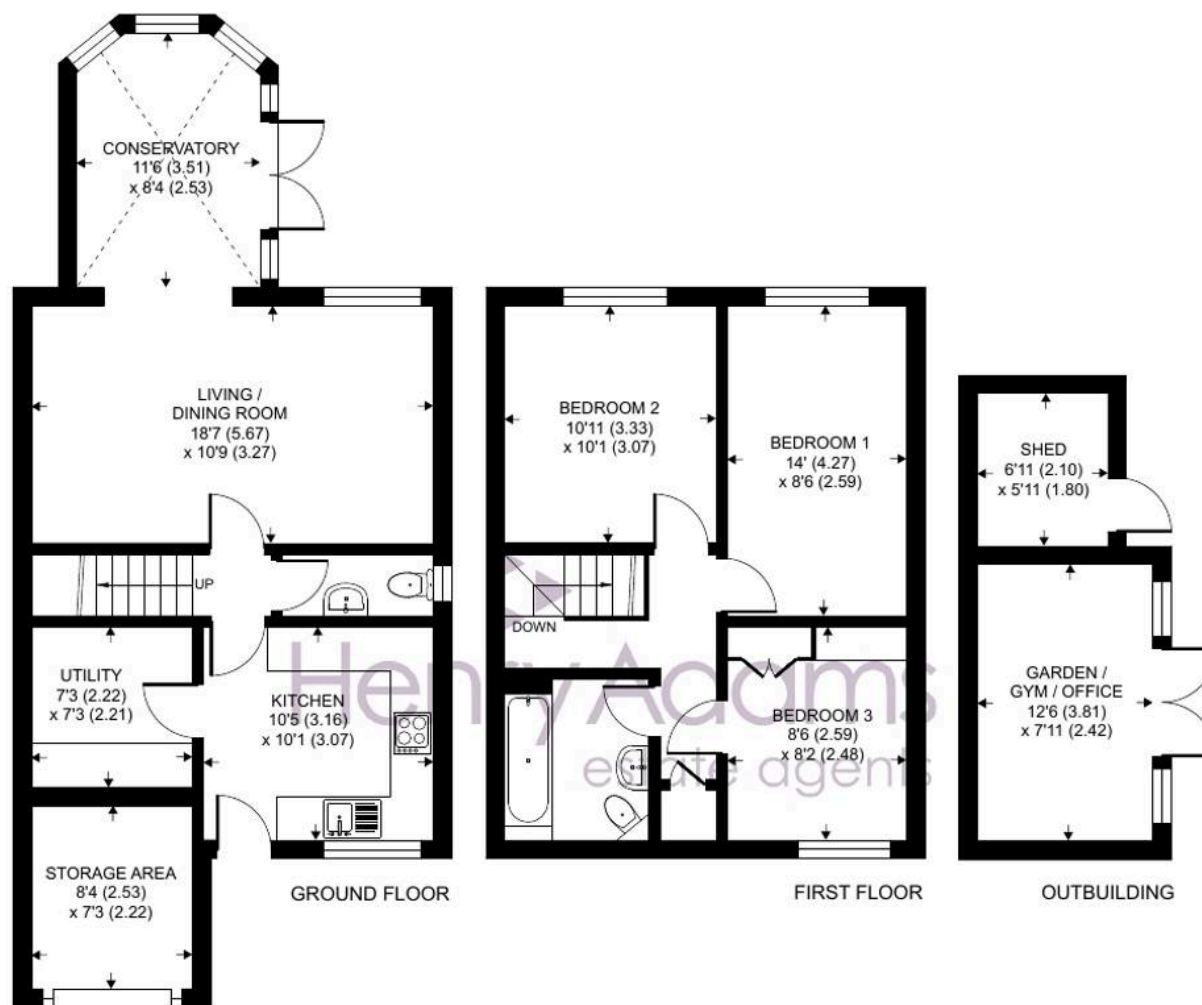
# 14 Saddle Lane

Selsey, Chichester

Nestled in a cul-de-sac position, this delightful semi-detached house boasts a comfortable living arrangement, featuring three bedrooms. The property includes a kitchen with integrated fridge/freezer and a convenient utility room, perfect for managing household chores with ease. The living room, complemented by a charming conservatory, offers a warm and welcoming ambience for relaxation and entertainment. A highlight of this home is the south-facing garden, provides a setting for outdoor activities and enjoying the sunshine. Off-road parking is not a concern, as the property offers space for 2-3 cars, along with a versatile summer house serving as a tranquil home office or an energising gym.

The outdoor space is a true oasis, with a decked seating area adjacent to the house, leading to a lawn accented by a stepping stone-style pathway that guides you to the summer house. The sleeper-style flower borders add a touch of enchantment to the landscape. Side access to the front of the property ensures convenience and easy movement around the premises. Moreover, the additional off-road parking laid to paving is a practical feature that enhances the functionality of the space. A clever conversion has partially repurposed the garage into a utility room, while retaining a front section for storage space, complete with an electrically operated roller door for added security - catering to the modern homeowner's practical needs seamlessly.





Approximate Area = 957 sq ft / 88.9 sq m

Garage = 60 sq ft / 5.6 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1157 sq ft / 107.5 sq m

For identification only - Not to scale









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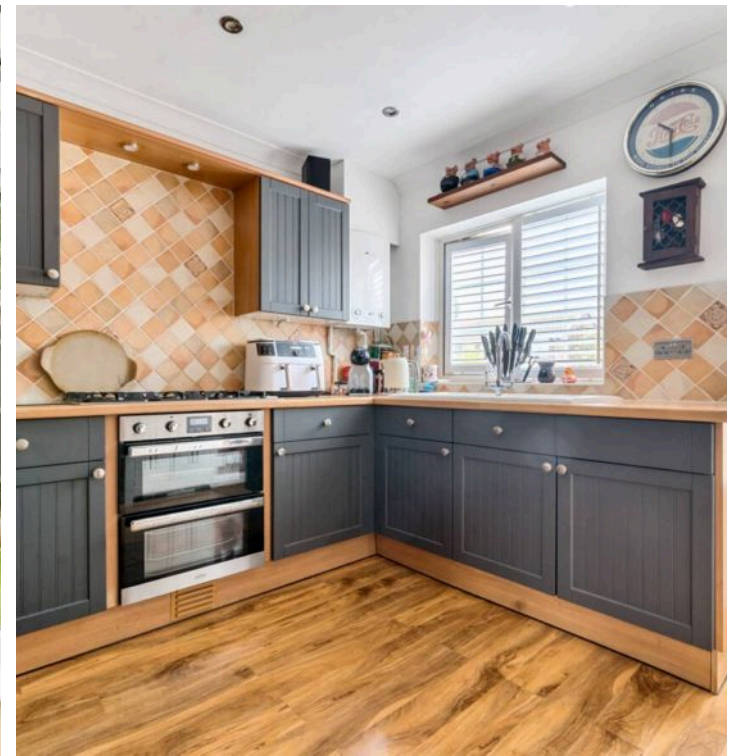
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached house
- Cul-de-sac location
- Three bedrooms
- Kitchen and utility room
- Living room and conservatory
- South facing garden
- Off road parking for 2-3 cars
- Summer house/home office/gym in the garden







## 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.