



4 Townsend Drive, Selsey

Guide Price £250,000 Freehold

 **Henry Adams**
estate agents

4 Townsend Drive

Selsey, Chichester

This modern residence, built in 2022 and benefiting from the remainder of the NHBC Guarantee, exudes a blend of contemporary elegance and practicality.

The interior spaces are thoughtfully arranged, comprising two well-proportioned double bedrooms, providing comfortable retreats for the residents. The main bedroom boasts the convenience of an en-suite bathroom, catering to personal needs for privacy and convenience. Enhancing the accommodation further, a family bathroom and a conveniently located ground floor cloakroom.

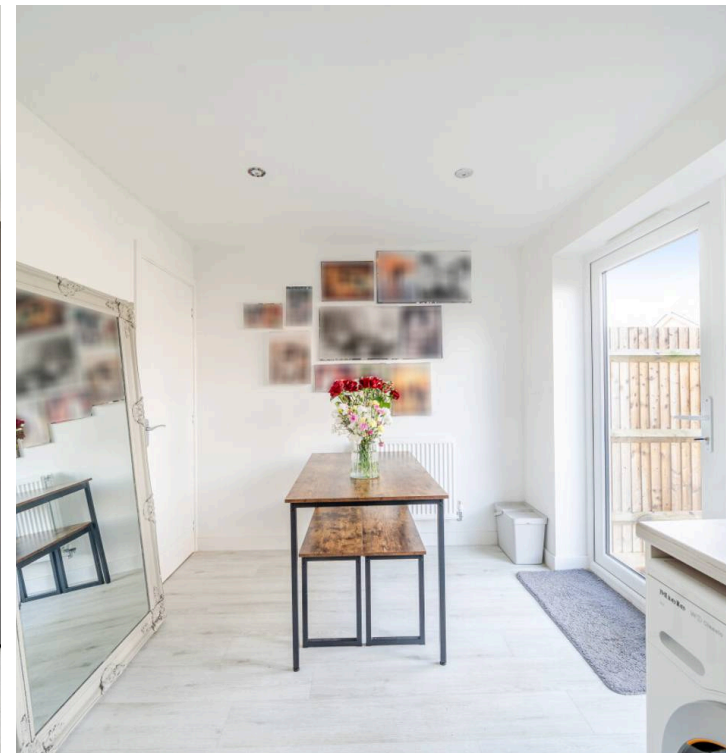
The heart of the home lies in the welcoming living room, positioned adjacent, the kitchen breakfast room beckons with its charm, providing a delightful setting for culinary endeavours and casual dining. Adding to the allure of the property is the provision of off-road parking, a convenience that enhances the appeal to those seeking ease and practicality in their daily comings and goings.

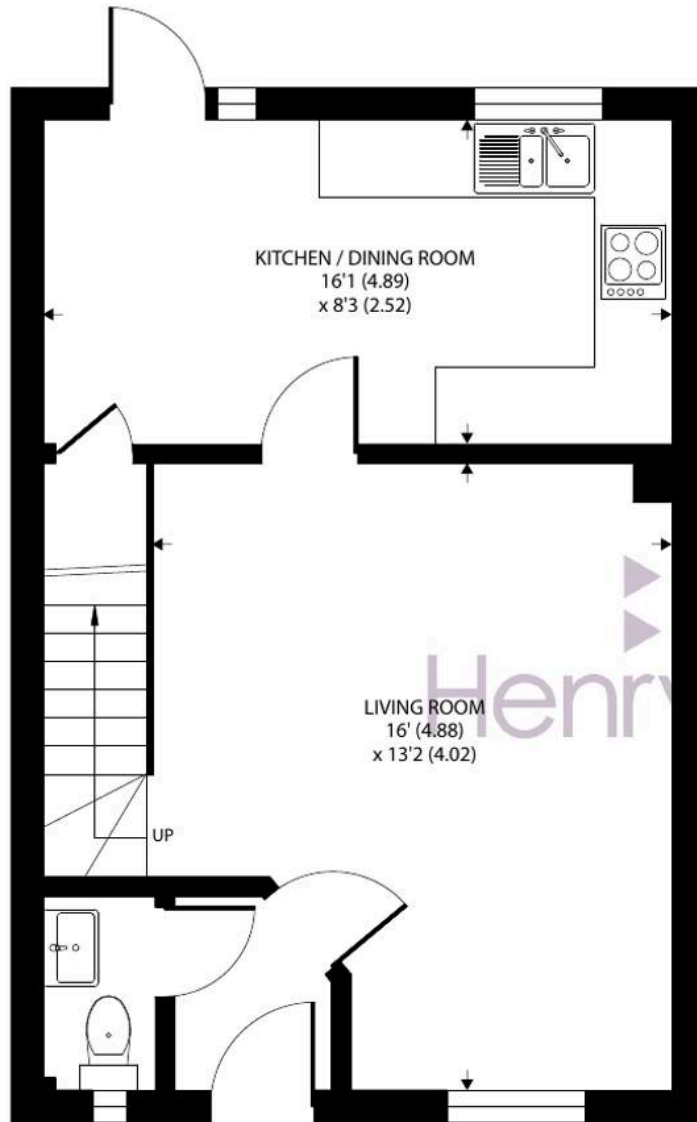
Council Tax band: C

Tenure: Freehold

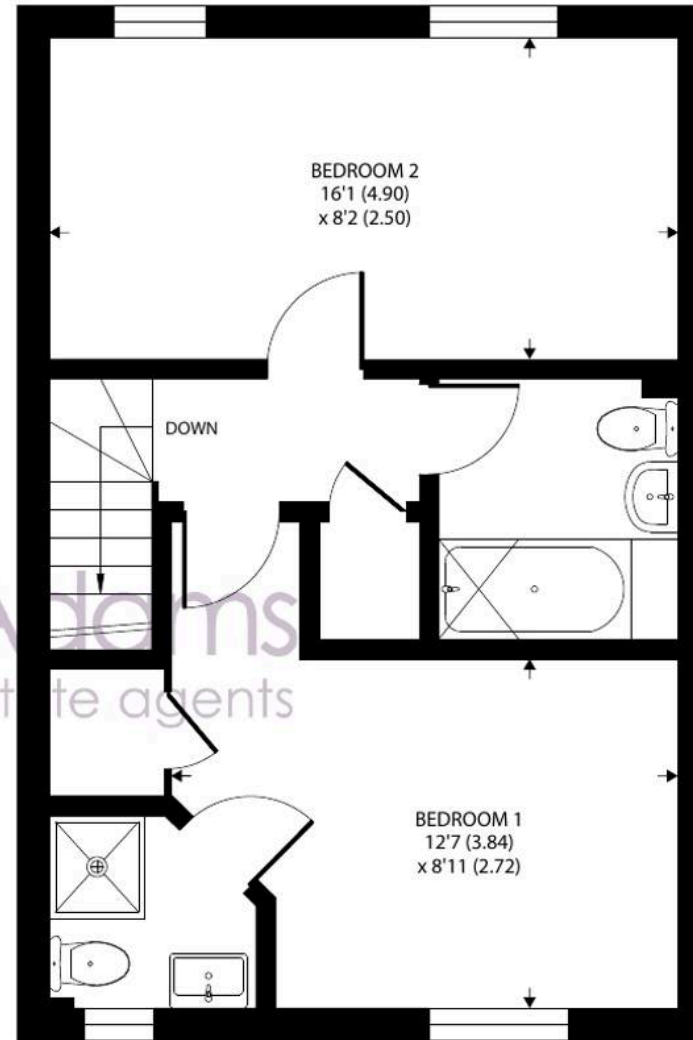
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

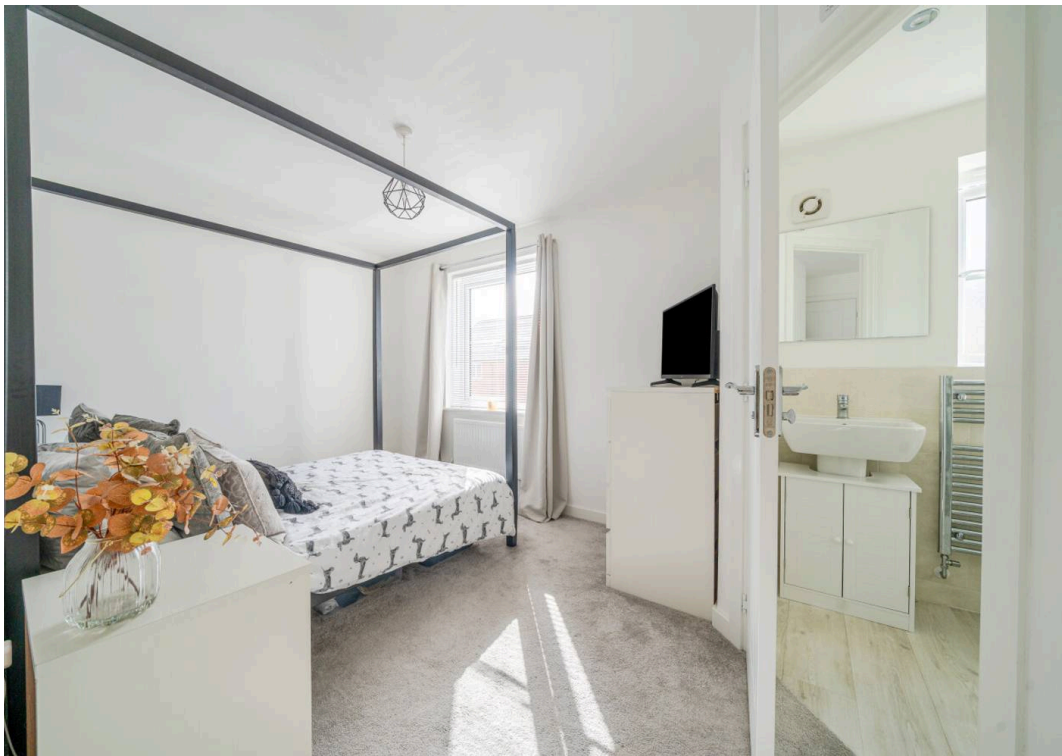


FIRST FLOOR

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale





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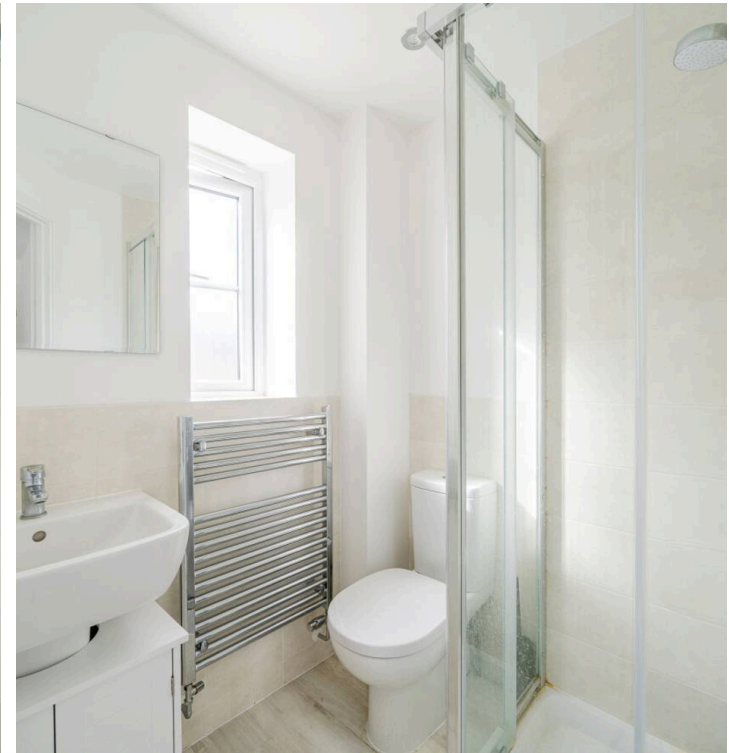
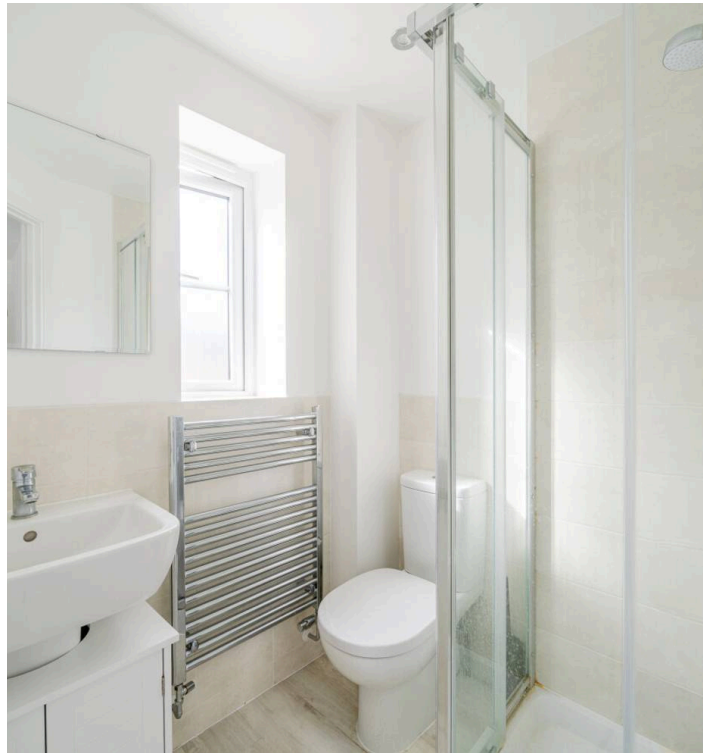
Modern 2-bed property with NHBC Guarantee. Two double bedrooms, en-suite, kitchen breakfast room, off-road parking. Tenants in situ. EPC-B, Council Tax-C
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located within the Manor Gardens development
- Built in 2022 with remainder of the NHBC Guarantee
- Living Room
- Kitchen Breakfast Room
- En-suite to the main bedroom, family bathroom & ground floor cloakroom
- Off road parking





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.