



45 Wellington Gardens, Selsey

Guide Price £385,000 Freehold

 Henry Adams
estate agents

45 Wellington Gardens

Selsey, Chichester

Nestled in a cul-de-sac setting, this spacious semi-detached family house is proudly offered to the market for the first time in over 40 years. Boasting five bedrooms, ideal for a growing family, this home offers a sense of space and comfort throughout. Step inside to discover the inviting living and dining rooms, perfect for entertaining guests or relaxing with loved ones. The property further benefits from a delightful conservatory, along with an extended kitchen, creating a practical and functional space for culinary delights to be enjoyed. Convenience is key, with a first-floor bathroom and a ground-floor shower room catering to the needs of modern living. Drive up to your front door with ease, courtesy of the driveway, offering off road parking. The south-easterly facing rear garden provides a peaceful retreat, where you can unwind and soak up the sunshine in a tranquil outdoor oasis.

The outdoor space of this property boasts a patio area adjacent to the property complete with a brick-built BBQ, perfect for summer gatherings and alfresco dining. The remainder of the garden is mainly laid to lawn, bordered by flower beds that add a pop of colour to the scenery. For avid gardeners, a wooden shed and a greenhouse provide the perfect space to nurture plants and flowers. For added convenience, rear access is available, making maintenance tasks a breeze. Whether you seek a space for relaxation, play, or entertaining, this property's outdoor area offers possibilities for enjoyment and tranquillity, creating a harmonious balance between indoor comfort and outdoor serenity. Council Tax band: C, EPC: D

- Offered for the 1st time in over 40 years





Approximate Area = 1503 sq ft / 139.6 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1574 sq ft / 146.2 sq m

For identification only - Not to scale





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Spacious 5-bedroom semi-detached house with 2 reception rooms. Conservatory, extended kitchen, 1st floor bathroom & ground floor shower room. Driveway and south-easterly facing rear garden. EPC-tbc, Council tax-C

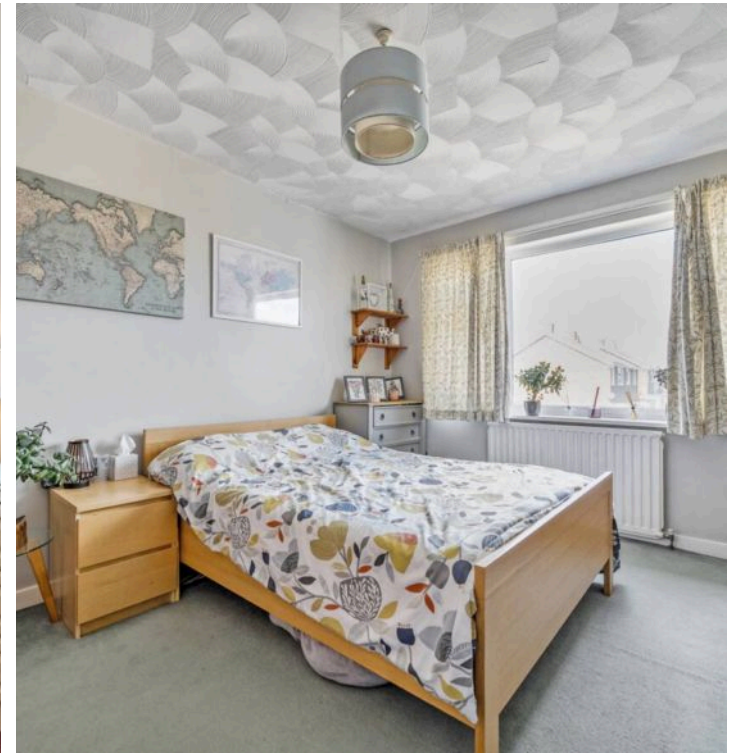
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Offered for the 1st time in over 40 years
- Spacious semi detached family house
- Five bedrooms
- Living and dining rooms
- Conservatory
- Extended kitchen
- 1st floor bathroom and ground floor shower room
- Cul-De-Sac location
- Driveway
- South Easterly facing rear garden





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.