



15 North Road, Selsey, PO20 0BW

Guide Price £275,000 Freehold

15 North Road

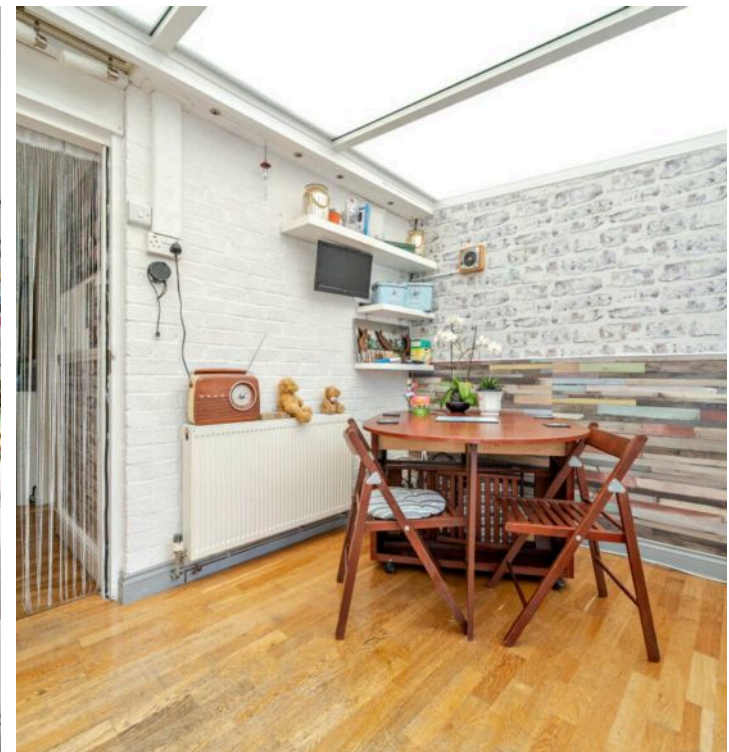
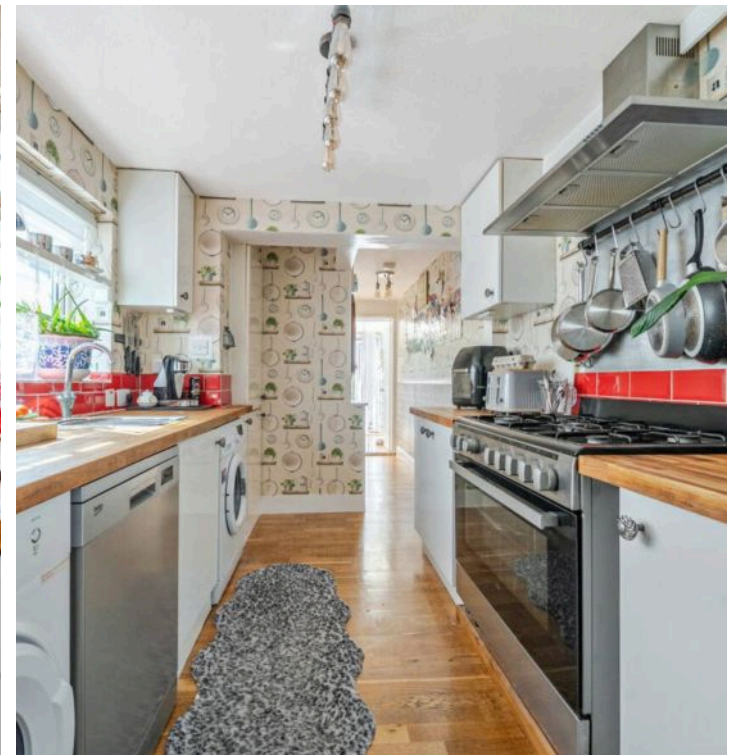
Selsey, Chichester

This charming terraced house, dating back to 1903, presents a unique blend of character and modern convenience. Boasting a warm and inviting ambience, the property comprises two double bedrooms, supplemented by a versatile loft room that offers additional space for various needs. The character layout provides separate living and dining rooms, providing differing spaces for relaxation and entertainment.

The kitchen offers added functionality with an adjacent lobby area, while the conservatory seamlessly integrates indoor and outdoor living. Step outside and enjoy direct access to the garden, ideal for peaceful moments or al fresco dining on warm evenings. Convenience is key, with a ground floor shower room complementing the en-suite bathroom to the primary bedroom, ensuring practicality and privacy for residents and guests alike.

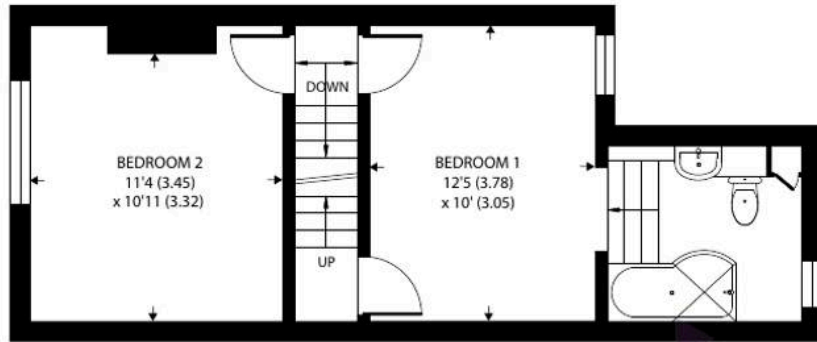
Modern comforts feature with gas heating and double glazing throughout. The westerly facing garden captures the afternoon sun, an enticing backdrop for outdoor activities or simply unwinding in the open air. Additionally, the property's location offers close proximity to an array of high street amenities and a convenient bus route, allowing for easy access to daily essentials and transportation links. Council Tax band: C

EPC Energy Efficiency Rating: D

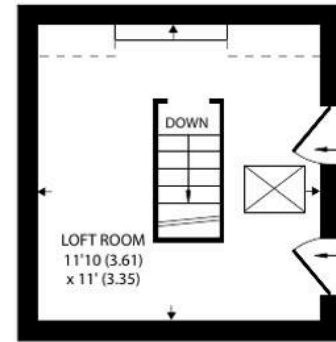




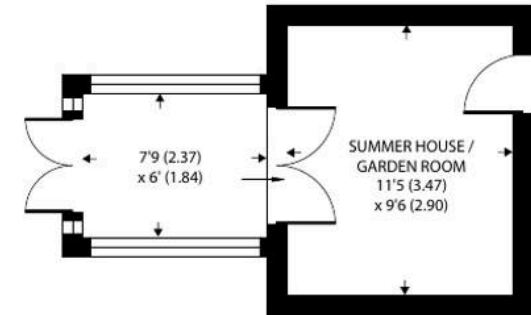
Denotes restricted
head height



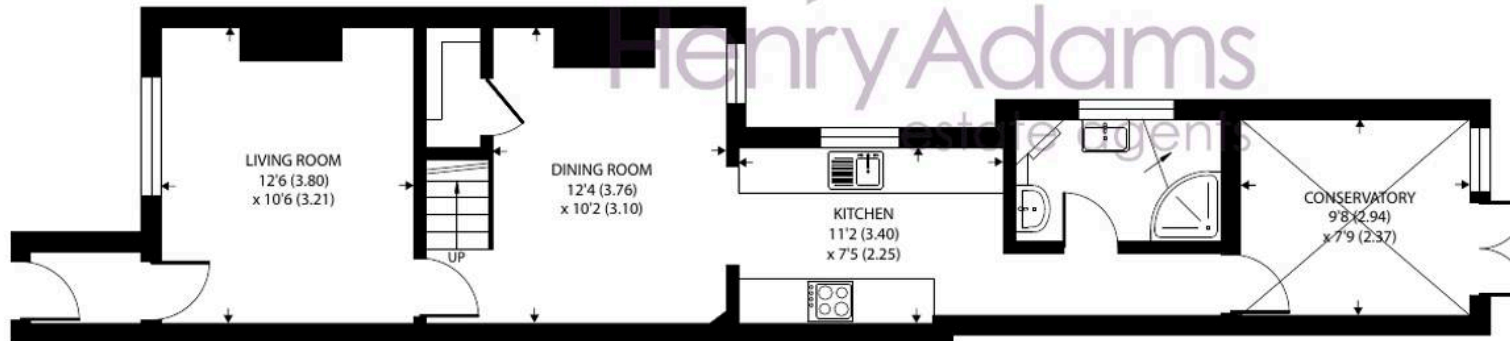
FIRST FLOOR



SECOND FLOOR



OUTBUILDING

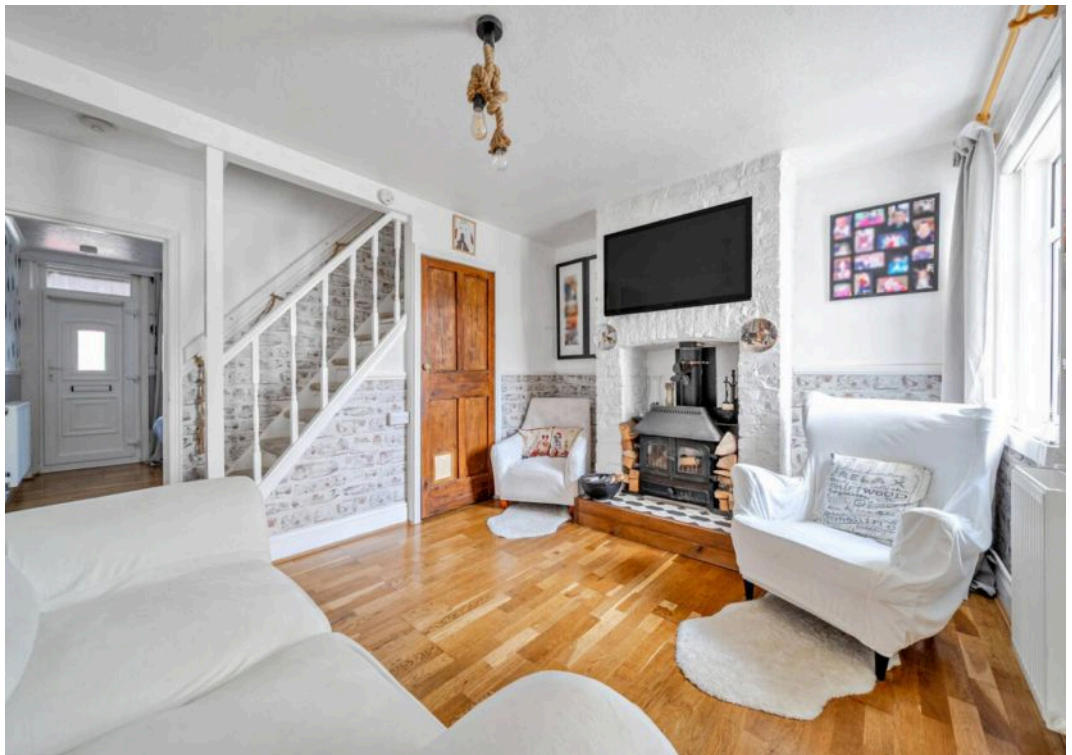


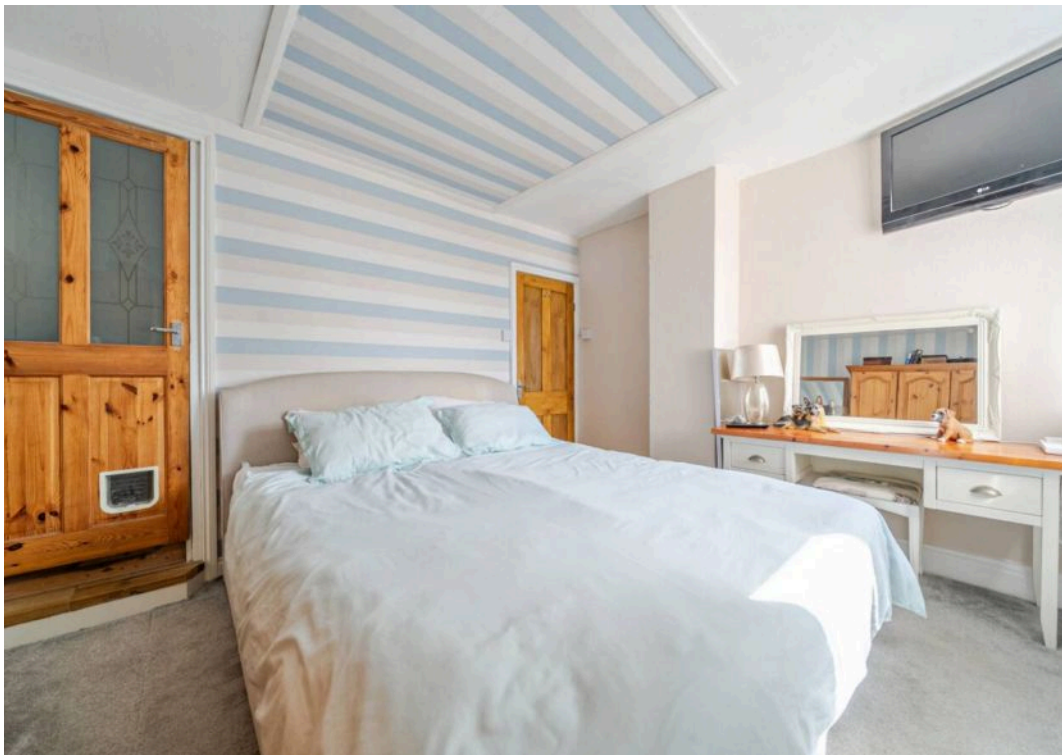
GROUND FLOOR

Approximate Area = 1060 sq ft / 98.4 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Outbuilding = 160 sq ft / 14.8 sq m
Total = 1230 sq ft / 114.1 sq m

For identification only - Not to scale









Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

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.