



10 Jodrell Place, Selsey

Guide Price £305,000

 **Henry Adams**  
estate agents



# 10 Jodrell Place

Selsey, Chichester

This semi-detached house is located just a stone's throw away from the beach. The property benefits from a living/dining room that serves as the heart of the home, ideal for both entertaining guests and relaxing with family whilst also offering direct access into the rear garden. The adjoining kitchen comes complete with integrated appliances. The ground floor also features a convenient cloakroom, providing additional functionality to this already well-designed space. Moving upstairs, you will find an en-suite shower room attached to the principal bedroom, providing a touch of luxury and privacy. The property also boasts a family bathroom, ensuring that everyone's needs are met.

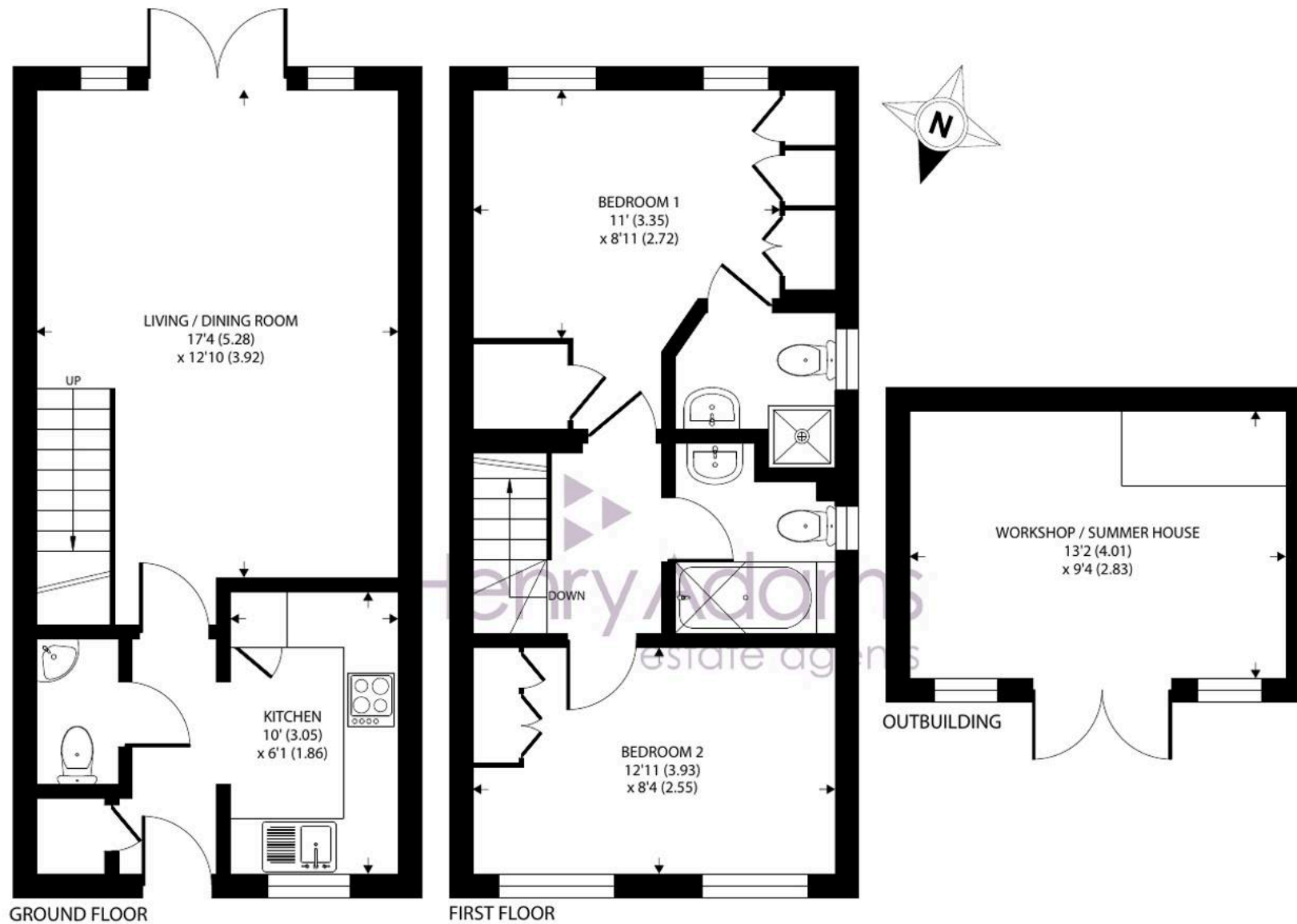
In addition to its prime location near the beach, this property offers off-road parking. The south-easterly facing rear garden is the perfect spot to enjoy the outdoors and soak up the sun. Whether you're a green thumb looking to create a beautiful garden oasis or simply seeking a peaceful place to unwind, this garden offers many possibilities. This property also comes with the remainder of an NHBC guarantee, providing peace of mind and assurance. With this guarantee in place, you can rest easy knowing that your investment is protected. *Please note there is an estate charge of approximately £250 per annum.* \*\* Please note the photos being used are historical and we're taken before the tenant moved in.

Council Tax band: C

EPC Energy Efficiency Rating: B

- Semi detached house
- Living/Dining Room
- Kitchen with integrated appliances





Approximate Area = 716 sq ft / 66.5 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 840 sq ft / 78 sq m

For identification only - Not to scale











## 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