



## Cobham Southern Road, Selsey

Guide Price £365,000 Freehold

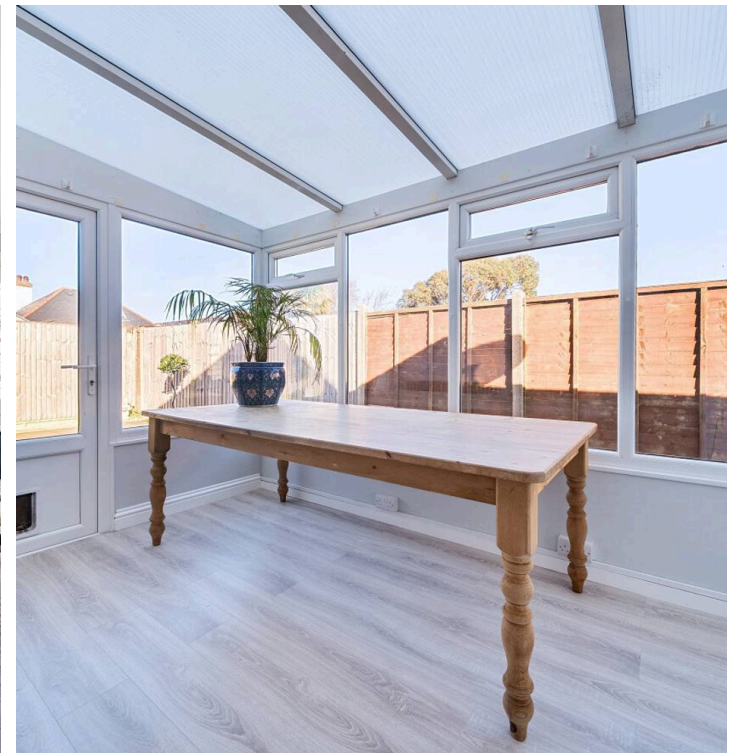
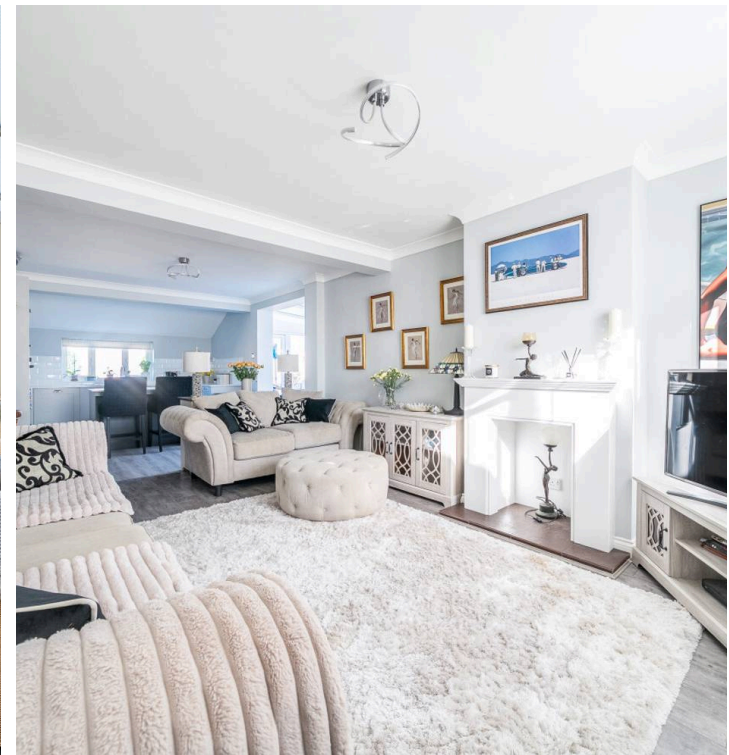
# Cobham Southern Road

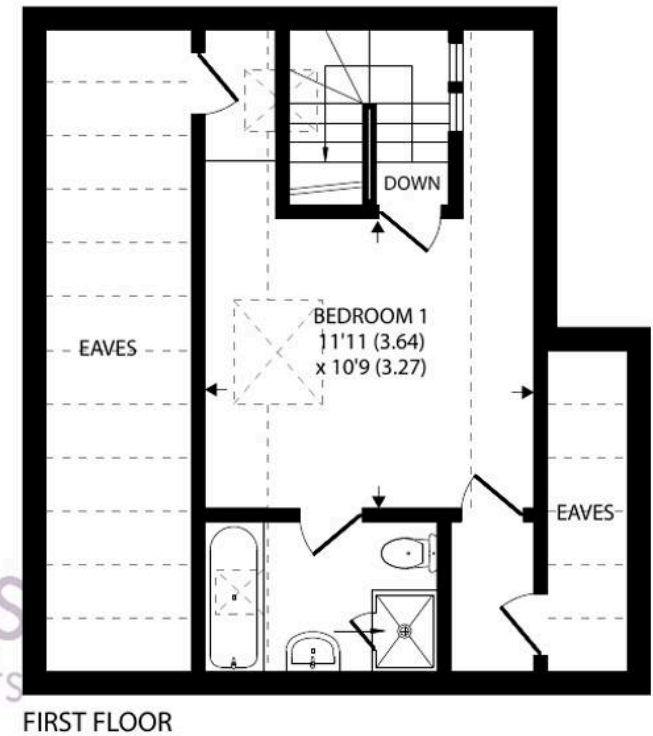
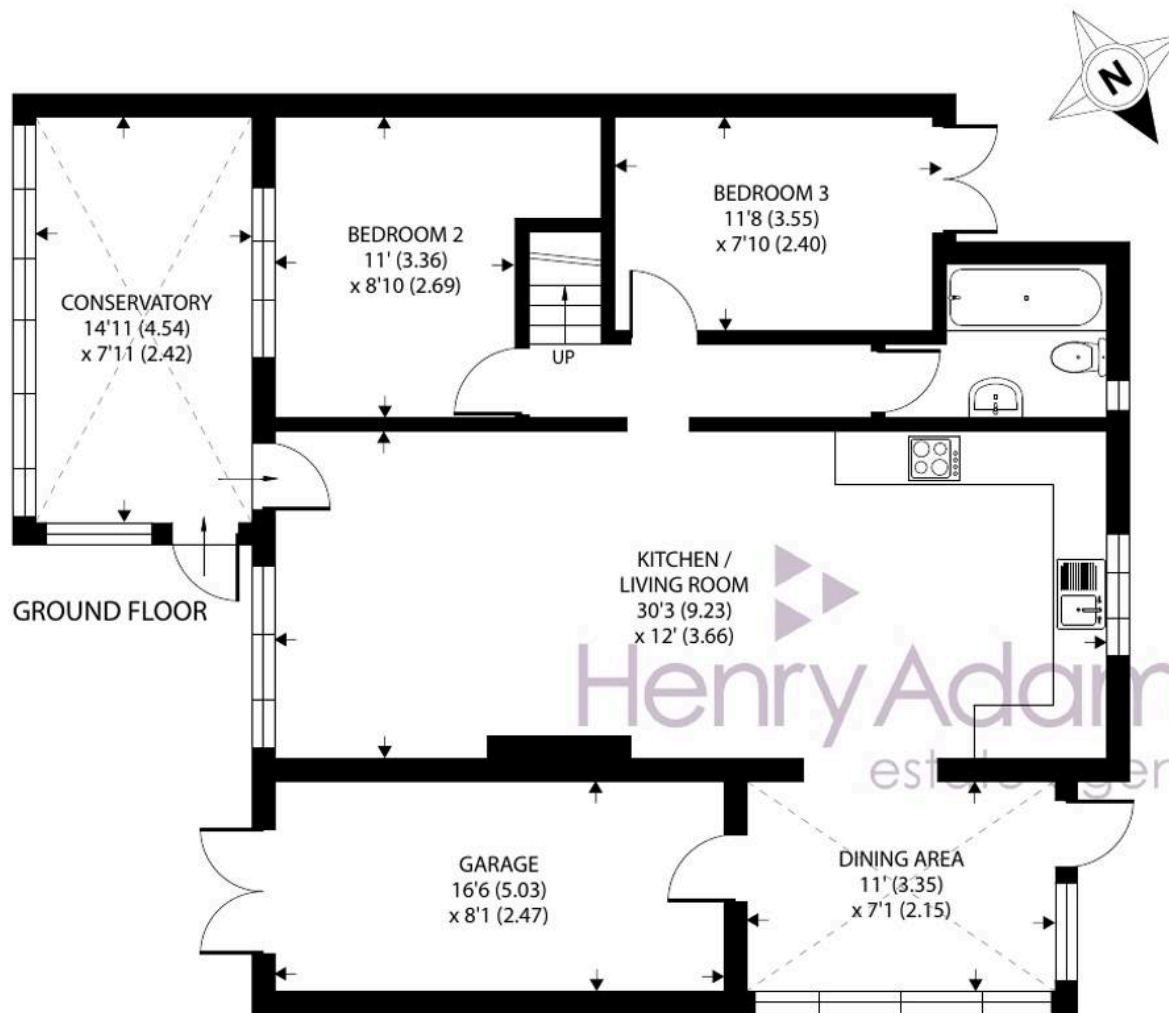
Selsey, Chichester

Nestled in a picturesque setting, this semi-detached chalet style home offers the perfect blend of comfort and elegance. Stepping inside, you are greeted by a spacious 30ft open plan living room and kitchen, ideal for entertaining guests or enjoying quality time with family. This property boasts two conservatories, providing additional space for relaxation and leisure. With the convenience of ground and first-floor bathrooms, you will appreciate the flexibility and convenience that this home offers. The two ground floor bedrooms and first-floor bedroom offer privacy and tranquillity, ensuring everyone has their own personal space. A new kitchen has been installed in May 2024, enhancing the aesthetic appeal and functionality of the property. Situated in a peaceful location close to the beach, this residence provides the ideal retreat for those seeking a coastal lifestyle within easy reach of local amenities.

Step outside and discover a haven of outdoor space designed for relaxation and enjoyment. Double wooden gates open to a gated driveway, providing parking for multiple vehicles and leading to a garage for added convenience and ensuring you never have to worry about parking. Whether you're hosting a summer barbeque or simply unwinding after a long day, the outdoor area offers a versatile space for a variety of activities.

Council Tax band: D, EPC Energy Efficiency Rating: D





Denotes restricted  
head height

Approximate Area = 1102 sq ft / 102.3 sq m  
 Limited Use Area(s) = 273 sq ft / 25.3 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1502 sq ft / 139.3 sq m

For identification only - Not to scale





# Cobham Southern Road

Selsey, Chichester

Charming chalet style home with spacious living area, two conservatories, new kitchen and outdoor space with gated driveway for multiple vehicles and garage.

Located in close proximity to the beach. EPC-D, Council tax-D

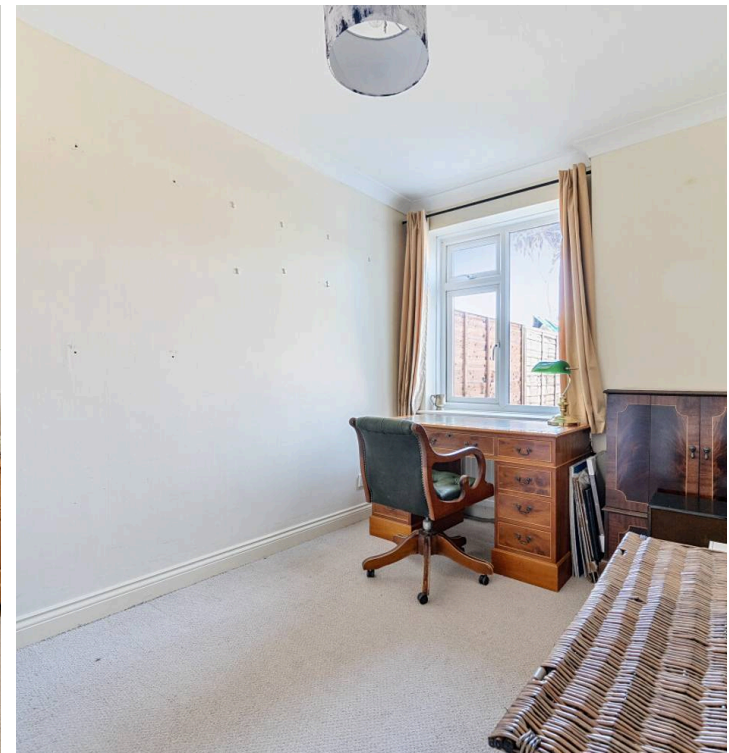
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi detached chalet style home
- 30ft open plan living room & kitchen
- Quiet location close to the beach
- Ground & 1st floor bathrooms
- Two conservatories
- Gated driveway for multiple vehicles & Garage
- Two ground floor bedrooms, 1st floor bedroom
- New kitchen installed in May 2024





## 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.