



71 Grafton Road, Selsey

Guide Price £525,000 Freehold

 Henry Adams
estate agents

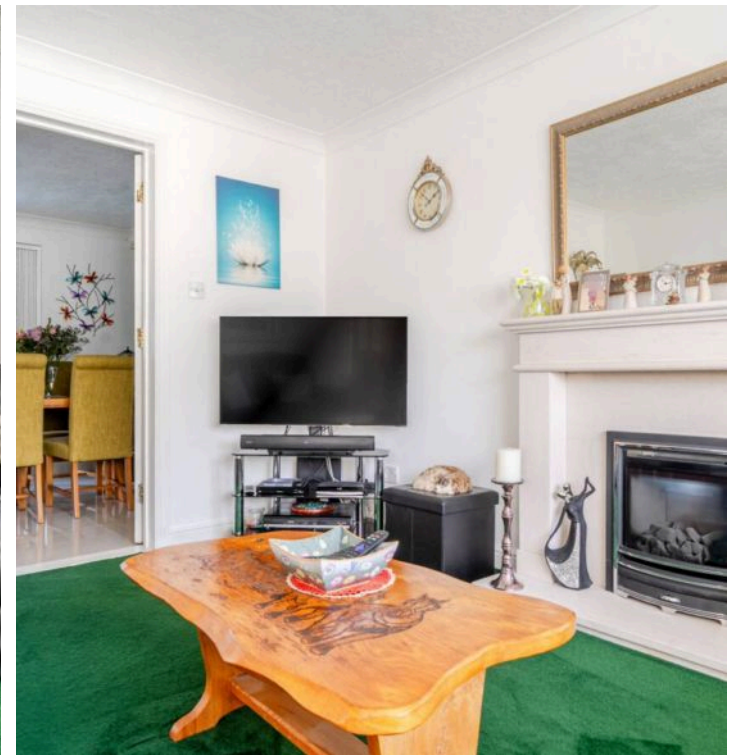
71 Grafton Road

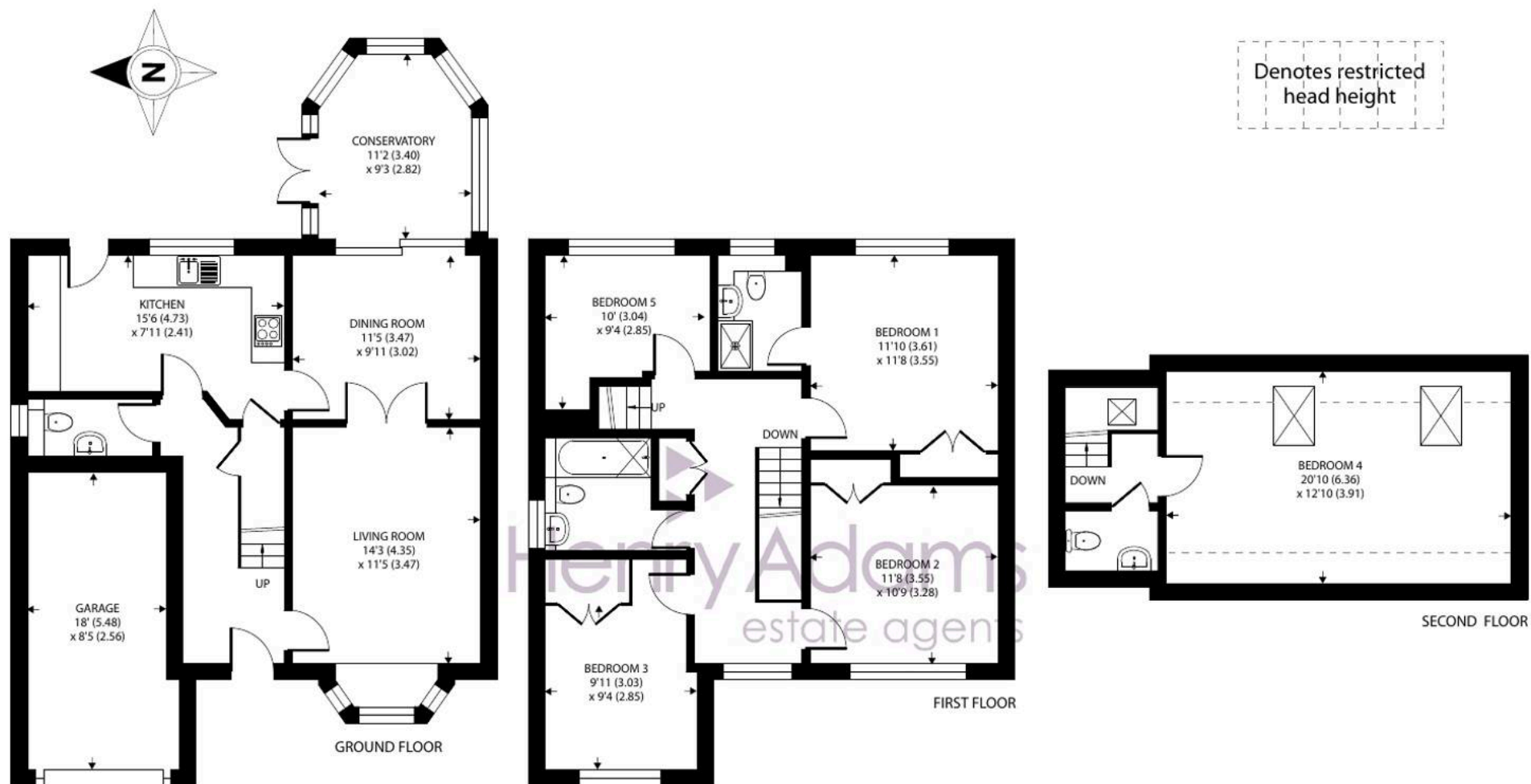
Selsey, Chichester

Nestled within close proximity to the beach, this well presented detached house offers a harmonious blend of comfort and style. Spanning across three floors, this property boasts five bedrooms, 3 with built in wardrobes - including a main bedroom with an en-suite shower room, a versatile top floor bedroom/studio/cinema room, and a range of living spaces such as two reception rooms, a conservatory and a well-equipped kitchen with integrated appliances. The property further features a family bathroom and two cloakrooms (one on the ground floor and one on the top floor), an 8-panel, 2kw solar system, a driveway for two cars and a garage.

Outside, the property continues to impress with its meticulously maintained outdoor space. The front garden is mainly laid to stone for ease of upkeep, adorned with mature planting and offering side access to the rear garden. The rear garden enjoys an area of lawn complemented by a paved seating spot, surrounded by lush greenery and fruit trees. Additional features include a garden shed, summer house and greenhouse, providing ample space for storage and hobbies. This outdoor oasis also incorporates side access to the front, as well as a door leading directly into the garage, itself equipped with an electric roller door, light and power. The driveway offers convenient off-road parking for two cars.

Council Tax band: E, EPC Energy Efficiency Rating: B





Approximate Area = 1672 sq ft / 155.3 sq m
 Limited Use Area (s) = 78 sq ft / 7.2 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1905 sq ft / 176.9 sq m

For identification only - Not to scale





71 Grafton Road

Selsey, Chichester

Detached house near beach. Main bed en-suite, 21ft top floor bedroom/studio/cinema room. Living & dining rooms, conservatory. Family bath, 2 cloakrooms. Solar system, driveway, garage. EPC-B Council Tax-E
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Detached house in close proximity to the beach
- Five bedrooms over 3 floors
- Two reception rooms & conservatory
- Kitchen with integrated appliances
- Main bedroom with en-suite shower room
- Top floor bedroom/studio/cinema room
- Family bathroom and 2 cloakrooms (ground floor and top floor)
- 8 panel, 2kw solar system
- Driveway for 2 cars and garage
- Enclosed 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.