



79 Grafton Road, Selsey

Guide Price £300,000 Freehold

 **Henry Adams**
estate agents

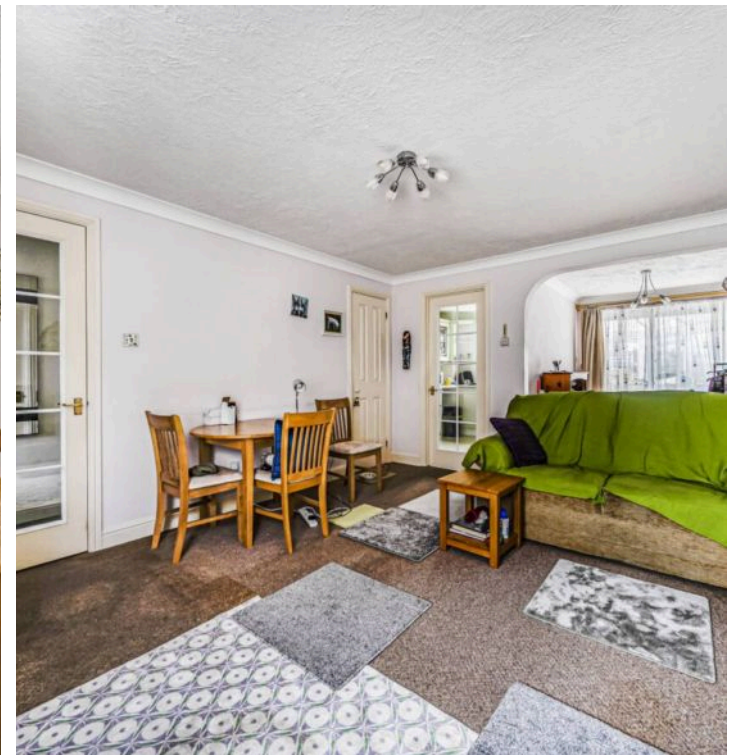
79 Grafton Road

Selsey, Chichester

Nestled in a corner position, this detached house with three bedrooms offers a perfect blend of contemporary design and traditional charm. A well-proportioned living room that seamlessly flows into the dining area, creates an inviting space ideal for both relaxation and entertaining. Natural light floods the room, creating an airy and bright ambience that immediately makes you feel at home.

The adjacent kitchen is a chef's delight, equipped with ample storage space to cater to all culinary needs. The open plan layout ensures that the heart of the home remains inclusive and sociable, perfect for hosting gatherings or simply enjoying a family meal.

One of the highlights of this property is the generously sized conservatory, extending the living space and offering a tranquil retreat to unwind and immerse oneself in the surroundings. With dimensions of 15ft x 13ft, this sunlit sanctuary provides an idyllic setting for enjoying a morning coffee or evening glass of wine. The upper level of the residence features three bedrooms, the main bedroom boasts an en-suite shower room, providing a private oasis for unwinding after a long day. The remaining bedrooms offer versatility to accommodate guests, children, or personal hobbies, ensuring that there is ample space for all. Council Tax band: D, EPC Energy Efficiency Rating: C





Approximate Area = 1013 sq ft / 94.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale





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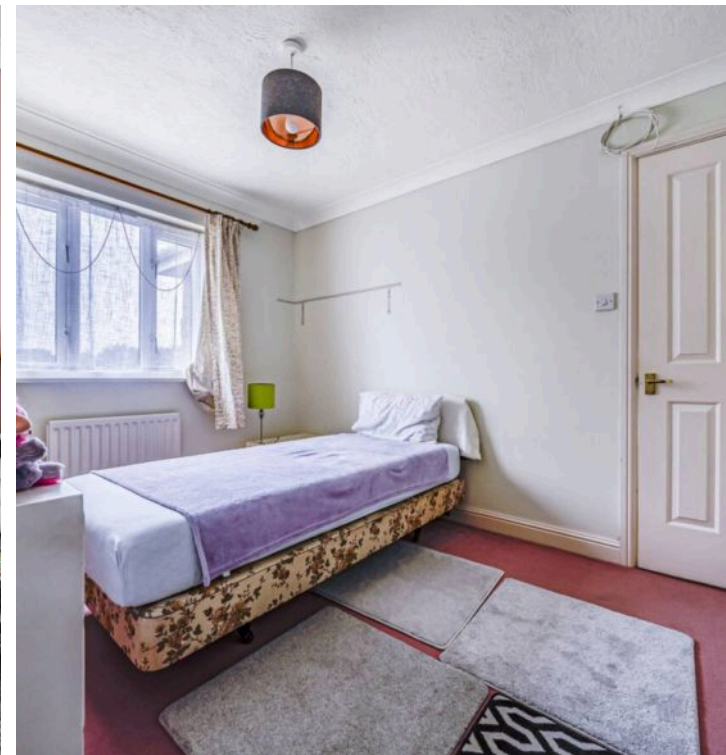
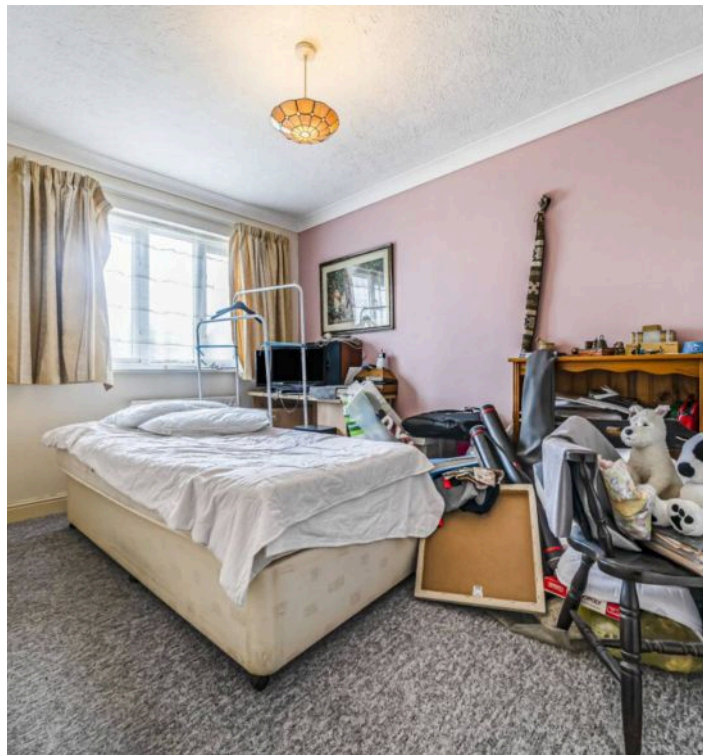
Selsey, Chichester

Externally, the property features a driveway and additional parking space to the front, allowing for convenient off-road parking. A garage provides further storage solutions and space for vehicles, ensuring practicality and functionality for every-day living.

Situated in a desirable location, this property offers a peaceful retreat from the hustle and bustle of daily life while still being within easy reach of local amenities, transportation links, and reputable schools.

N.B. Please note this property has an electrical substation adjacent to the rear boundary

- Detached house in corner position
- Three bedrooms, main with en-suite shower room
- Living room opening plan to a dining area
- Generously sized conservatory (15ft x 13ft)
- Driveway and additional parking space to the front
- Garage





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.