



26 Robinson Close, Selsey, PO20 0FD

Guide Price £450,000 Freehold

 **Henry Adams**
estate agents

26 Robinson Close

Selsey, Chichester

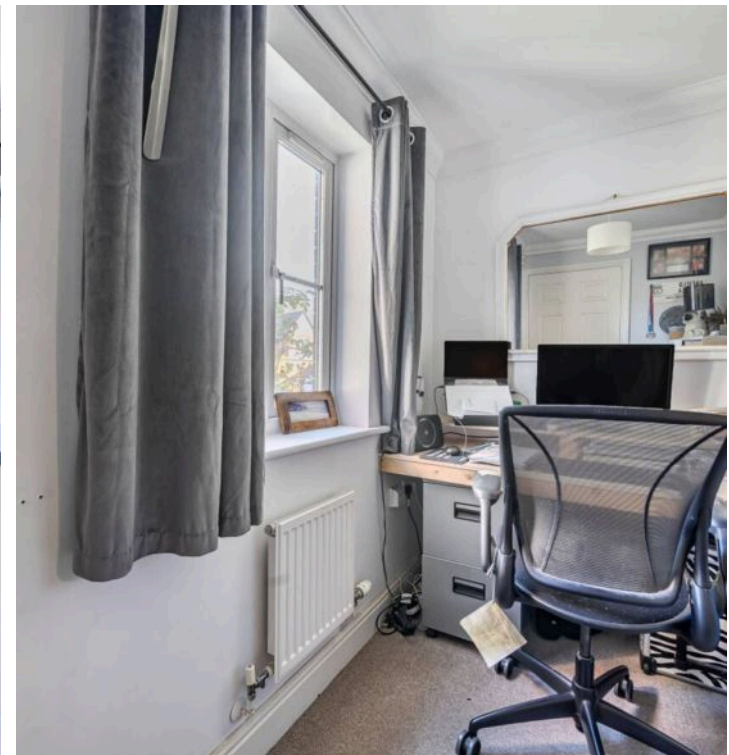
Built in the early 2000's by PYE homes to the 'Thornbury design' and nestled within a development to the North of Selsey, this four bedroom detached house presents an opportunity for those seeking space, comfort, and potential.

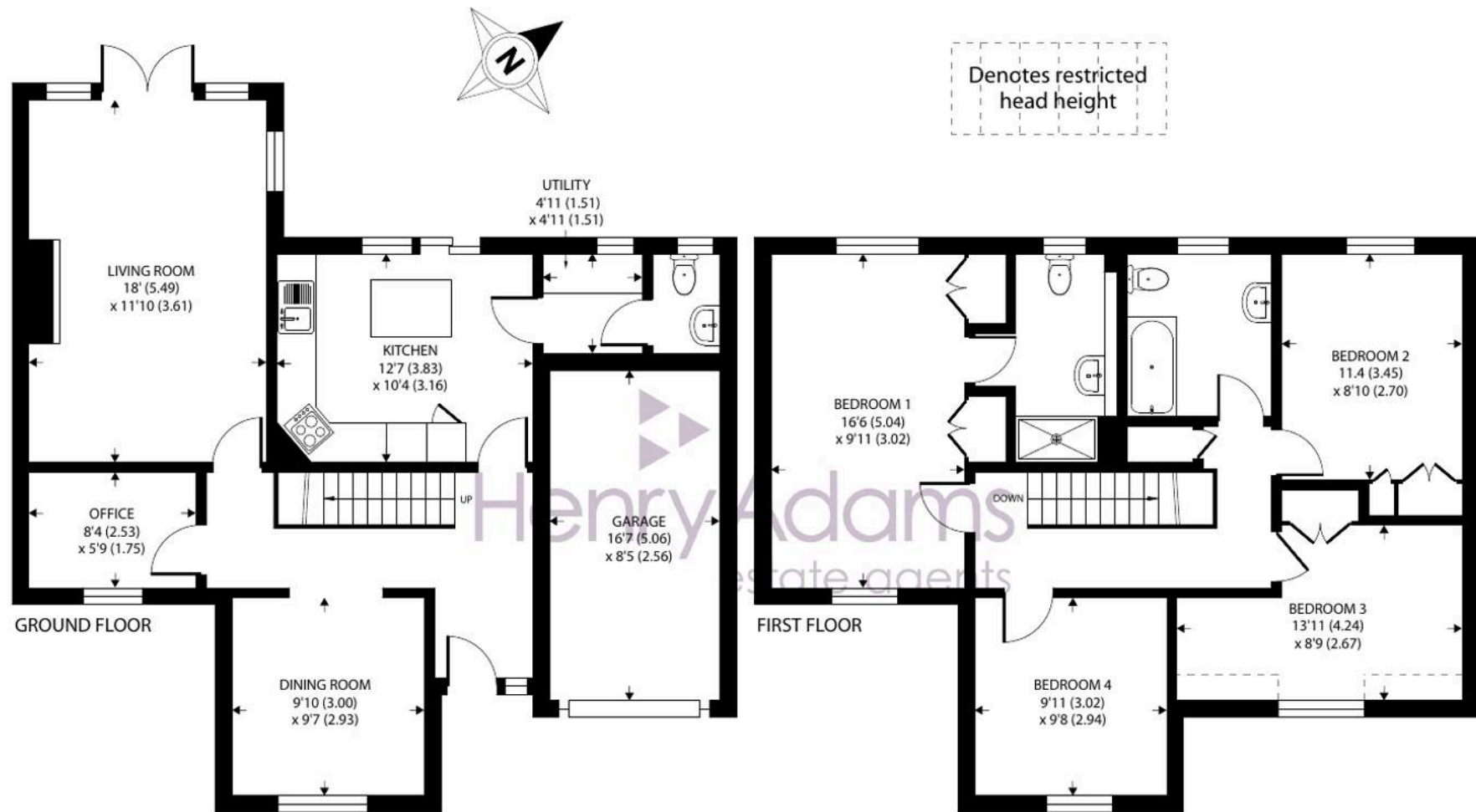
Upon entering, the entrance hall provides access to all of the principal ground floor rooms. These comprise; a living room ideal for relaxation and entertainment with direct access to the garden. A dining room, perfect for hosting gatherings and sharing meals with loved ones and for those working remotely, a home office. The heart of the home lies in the kitchen breakfast room while a separate utility room ensures convenience in household chores. A cloakroom on the ground floor adds practicality to the layout, with an en-suite accompanying the main bedroom. The addition of a family bathroom caters to the needs of the household.

The driveway to the front of the home can accommodate up to two cars, has the benefit of an EV charging point and a garage. The west-facing rear garden offers opportunities for outdoor enjoyment by way of multiple seating areas along with sections of lawn.

Council Tax band: E £2,947.34

EPC Energy Efficiency Rating: C





Approximate Area = 1412 sq ft / 131.1 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1565 sq ft / 145.3 sq m

For identification only - Not to scale

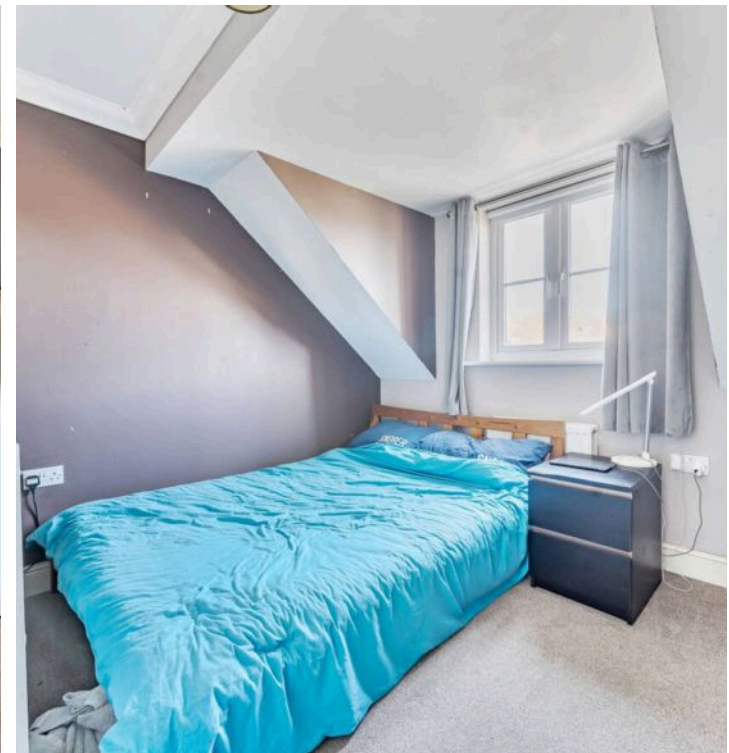
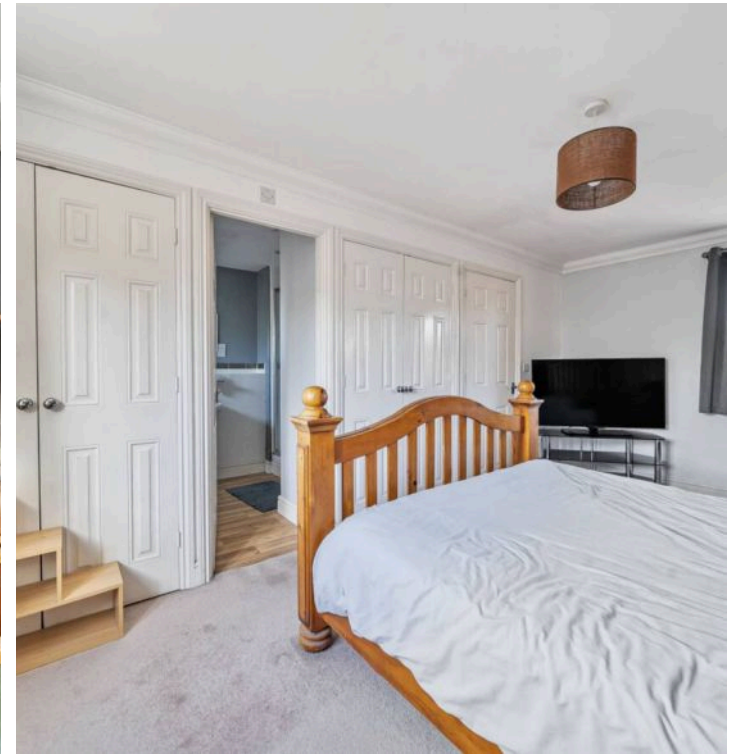




26 Robinson Close

Selsey, Chichester

- Detached house with four bedrooms
- Living and dining rooms
- Home office
- Kitchen breakfast room and separate utility room
- Cloakroom, en-suite and family bathroom
- Driveway for 2 cars and garage
- Westerly facing rear garden
- Some updating required
- Located on a modern development to the North of Selsey





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.