



18 Acorn Close, Selsey, PO20 9HL

Guide Price £325,000 Freehold

 **Henry Adams**
estate agents

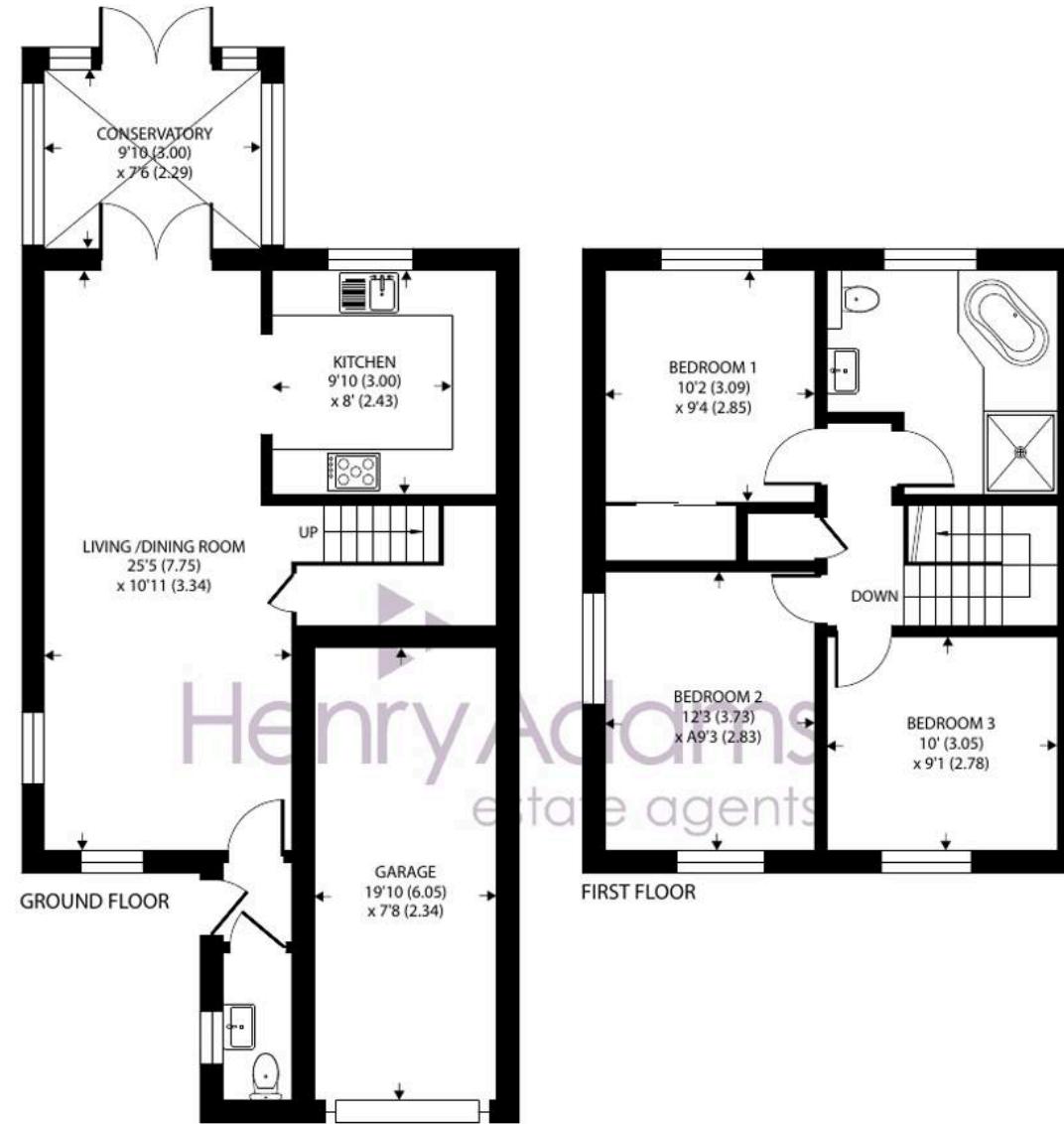
18 Acorn Close

Selsey, Chichester

This well presented semi detached house offers an impressive blend of modern style having been fully refurbished in 2021 with new central heating and electrics (installed in 2021). The property features three double bedrooms, each thoughtfully designed to provide ample space for both relaxation and storage. On the ground floor, the expansive 25ft living and dining room creates a welcoming environment for entertaining or family gatherings, enhanced by a seamless flow into the open plan kitchen. The kitchen itself is equipped with integrated appliances, sleek cabinetry, and generous worktop space, making it ideal for both everyday meals and special occasions. A conservatory at the rear of the property provides a versatile additional reception area, perfect for use as an additional seating space or playroom and benefits from plenty of natural light throughout the day.

The bathroom is generously sized (for a home of this style) and beautifully appointed, featuring a separate shower and a freestanding bath for added luxury and convenience. Additional practical benefits include an integral garage and off road parking, providing secure storage and ease of access for vehicles. The property's interior is finished to a good standard, with neutral décor and flooring throughout, ensuring it is ready for immediate occupation.





Approximate Area = 1052 sq ft / 97.7 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale





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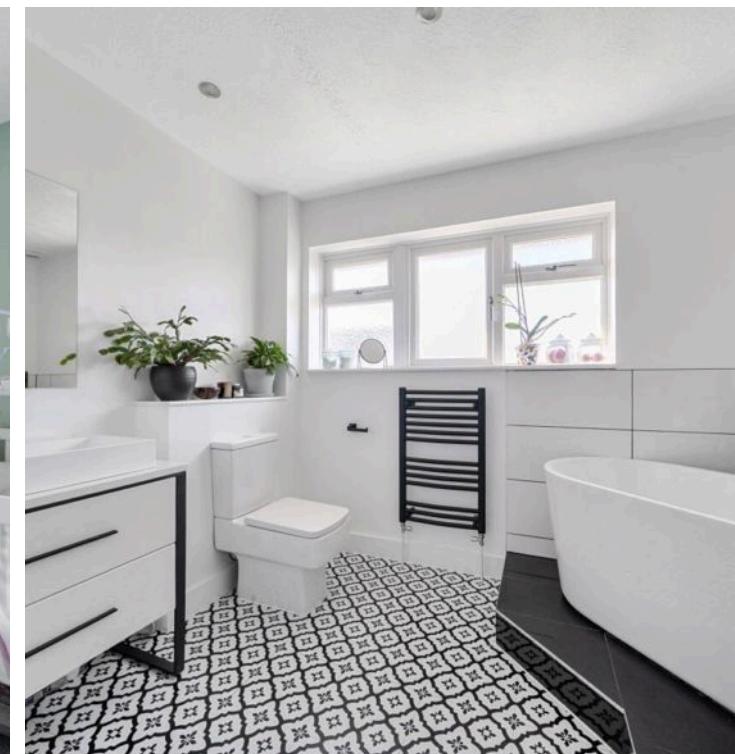
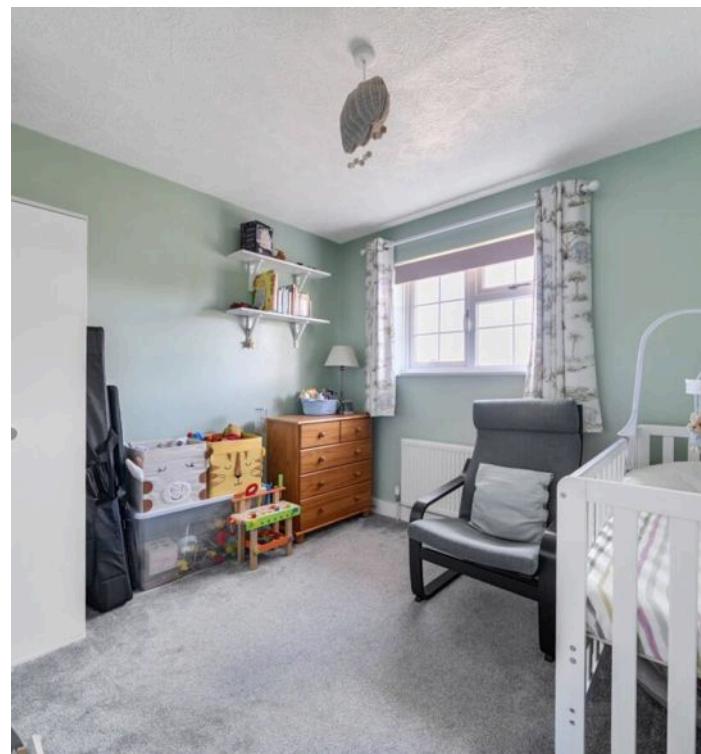
Selsey, Chichester

The westerly facing aspect of the garden ensures sunshine can be enjoyed throughout the day and is laid to an area of lawn along with a resin laid seating area which extends to the side of the property. Located in a residential area with easy access to local amenities, schools, and transport links, it provides an ideal setting for a wide range of buyers.

Council Tax band: D - £2411.46

EPC Energy Efficiency Rating: C

- Well presented semi detached house
- Three Double Bedrooms
- 25ft Living/Dining Room
- Open Plan Kitchen With Integrated Appliances
- Conservatory
- Generously Sized Bathroom With Shower & Freestanding Bath
- Integral Garage And Off Road Parking
- Central Heating And Electrics updated / newly installed in 2021
- Fully Refurbished in 2021
- Westerly Facing 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.