



24 North Road, Selsey, PO20 0BW

Guide Price £250,000 (Freehold)

 **Henry Adams**
estate agents

24 North Road

Selsey, Chichester

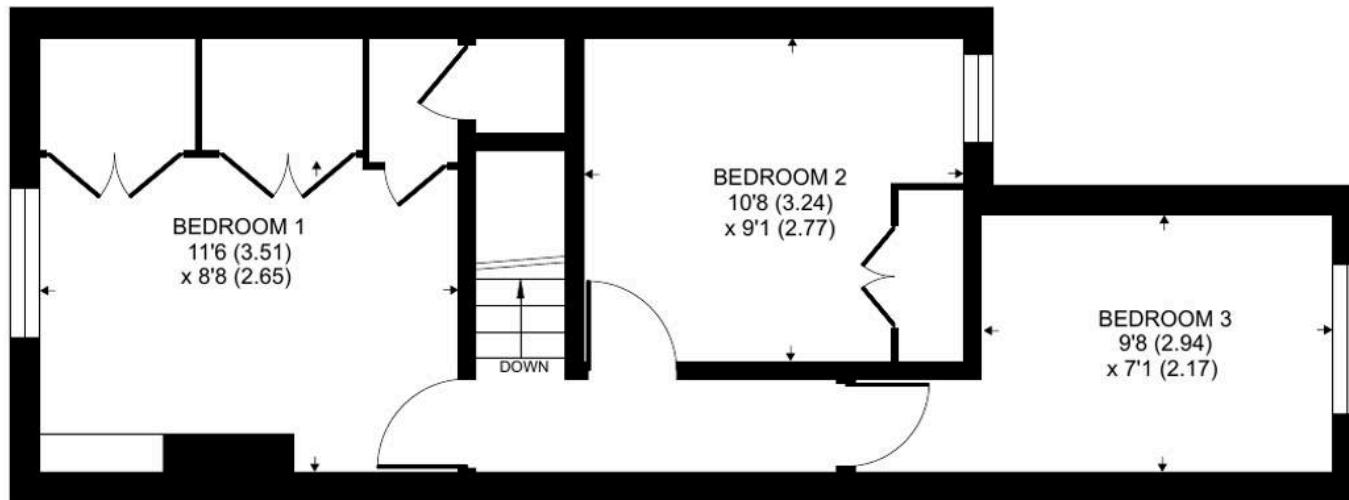
This property boasts three bedrooms, ideal for a growing family or those in need of extra space. The living and dining rooms offer a versatile layout, perfect for entertaining guests or enjoying cosy evenings in. Convenience is key with a ground floor shower room providing added practicality. Heating is provided by a gas boiler which was service in March of 2025 and double glazing to the windows and doors. Step outside to a generous 90ft (approximately) rear garden, which awaits some to transform it and offers endless possibilities to create your own oasis.

Currently the garden various hardstanding areas offer flexibility for outdoor furniture or potted plants. A paved patio area provides the perfect setting for al fresco dining or simply soaking up the sunshine. A pathway leads along one side of the garden, leading to a spacious lawned area ideal for children to play or for those with green fingers. There is an additional area at the end of the garden featuring waiting to be transformed to a veggie patch, play area or relay with lawn. A convenient rear access gate, providing ease of access for storing bikes or garden equipment.

Council Tax band: C, EPC Rating: D.

- Mid Terraced House
- Three Bedrooms
- Living & Dining Rooms
- Ground Floor Shower Room
- 90ft (approx.) Rear Garden
- Gas Heating & Double Glazing





FIRST FLOOR



GROUND FLOOR

Approximate Area = 839 sq ft / 77.9 sq m

For identification only - Not to scale





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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.