



20 Pacific Way, Selsey, PO20 0TY

Guide Price £385,000 Freehold

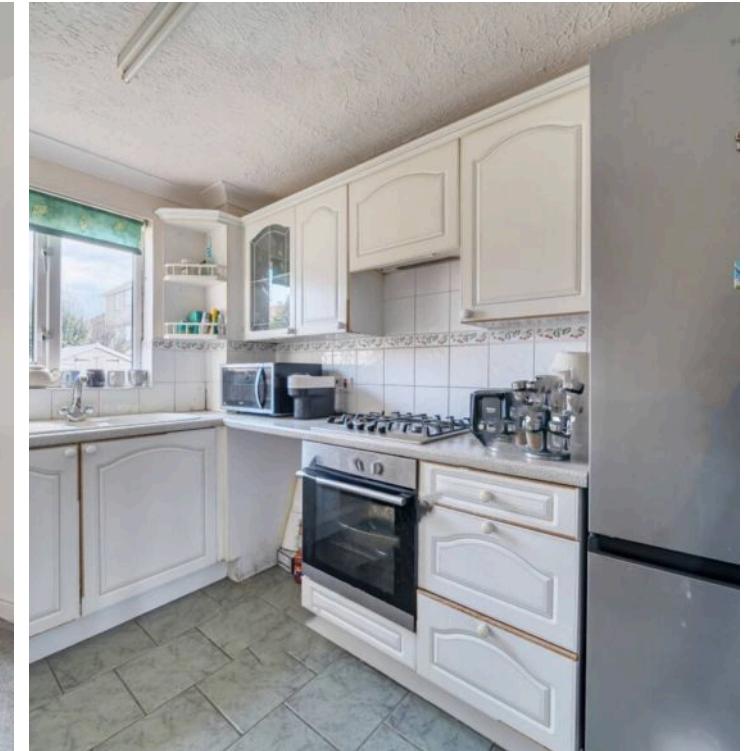
 **Henry Adams**
estate agents

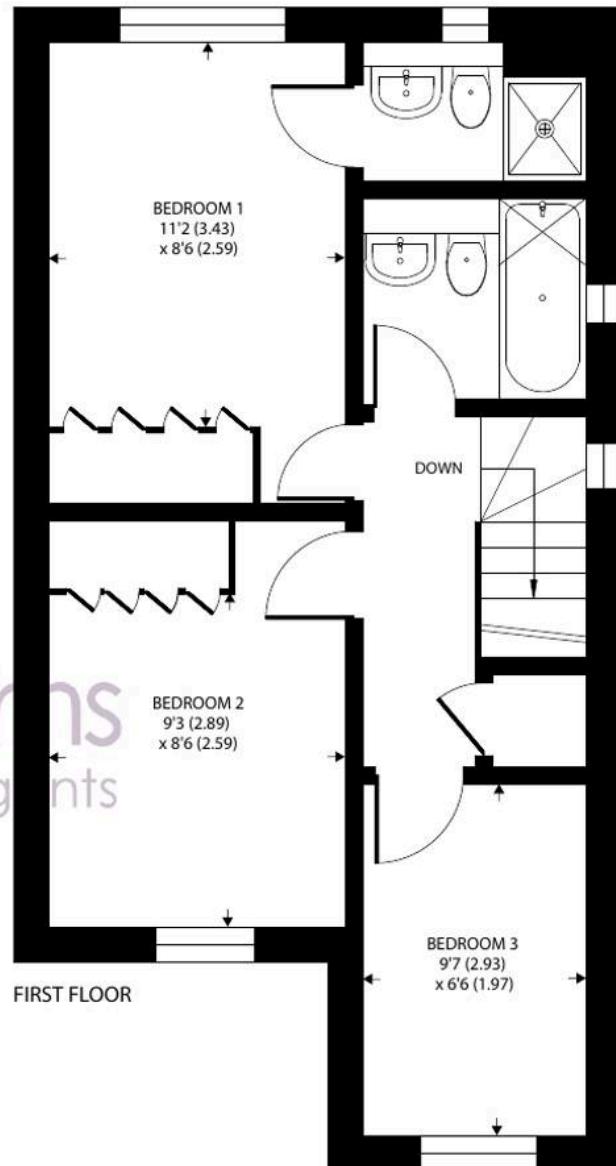
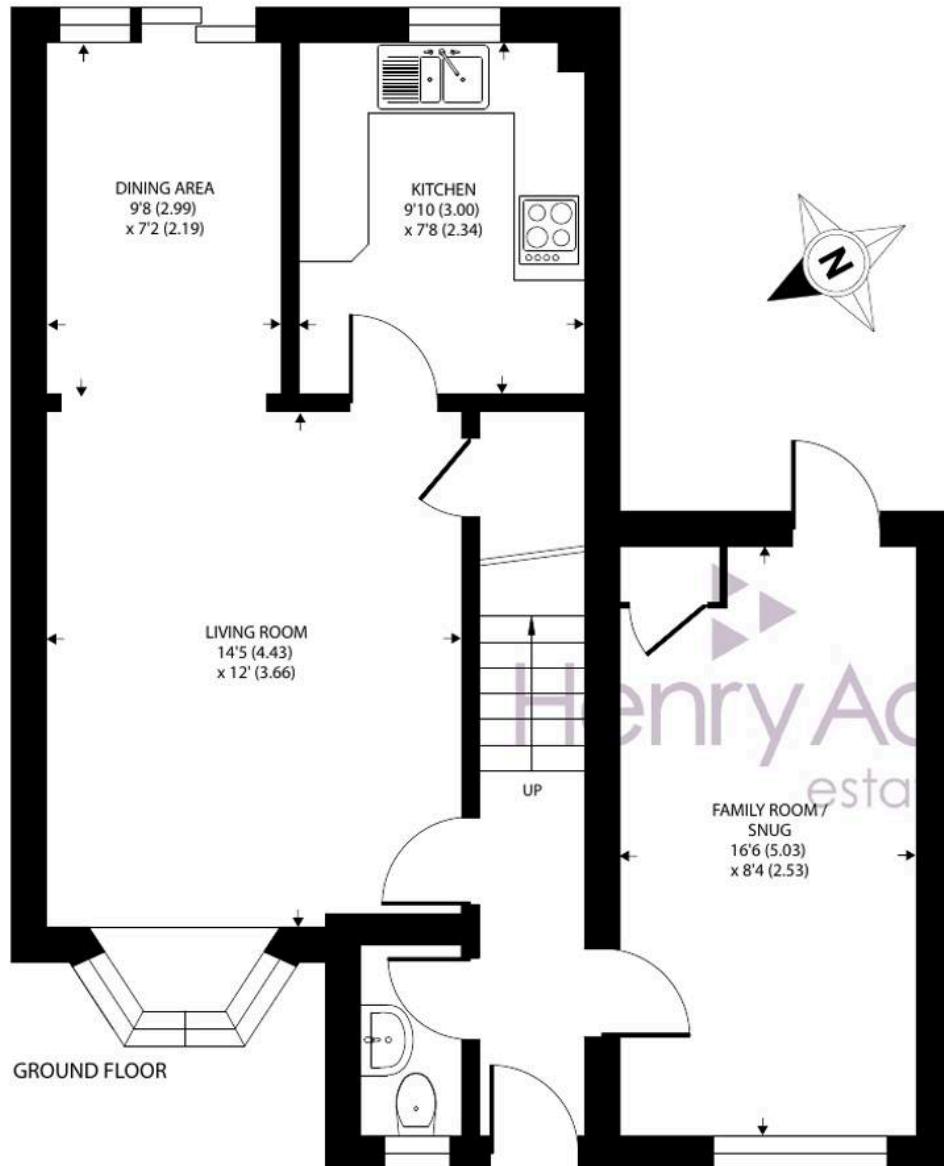
20 Pacific Way

Selsey, Chichester

Situated within a sought-after sea-facing development, this link detached house offers versatile accommodation ideally suited to modern family living. The property features three bedrooms, including a principal bedroom with its own en-suite shower room for added privacy and convenience, while a family bathroom serves the remaining bedrooms.

The flexible ground floor snug provides the option to be used as a fourth bedroom, playroom, or home office, and benefits from direct access to the rear garden, making it a practical and adaptable space for a variety of needs. The heart of the home is the open plan living and dining area, which also opens directly onto the garden, creating a seamless flow for entertaining or relaxing with family and friends. Additional features include gas central heating and double glazing throughout, ensuring year-round comfort. A private driveway provides off-road parking, adding to the convenience of this appealing home. The house enjoys a peaceful yet well-connected setting, with local amenities, schools, and transport links all within easy reach.





Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale





20 Pacific Way

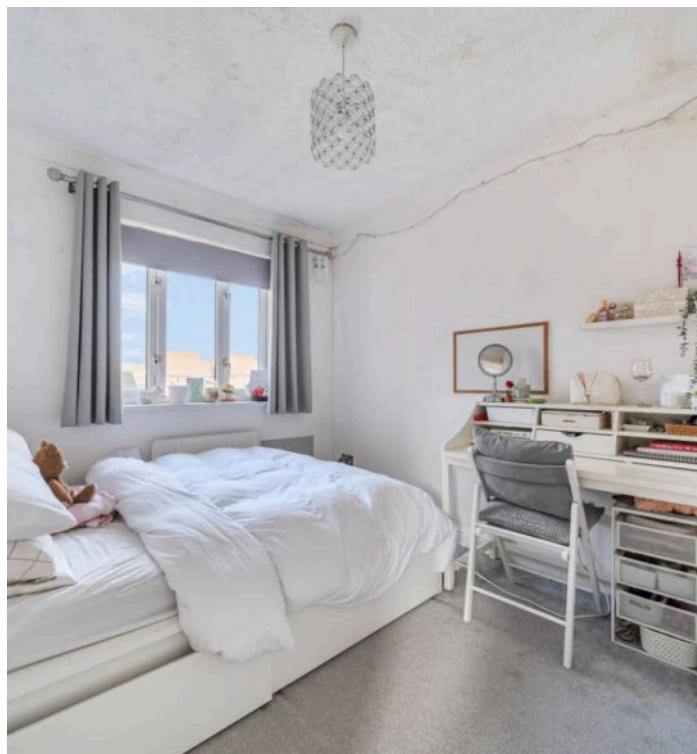
Selsey, Chichester

Three bedroom link detached house with en-suite, flexible snug (possible 4th bedroom), open plan living/dining room, garden, parking, gas heating, double glazing, near amenities and transport. EPC-D, Council Tax-D

Council Tax band: D

EPC Energy Efficiency Rating: D

- Link detached house on popular sea facing development
- Three bedrooms with option to use the ground floor snug as a 4th if required
- Open plan living/dining room with direct access to the garden
- En-suite to bedroom 1 and family bathroom
- Snug/playroom with direct access to the garden
- Driveway
- Gas central heating & double glazing
- Enclosed easterly facing 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.