



12 Jones Square, Selsey, PO20 0TU

Guide Price £540,000 Freehold

# 12 Jones Square

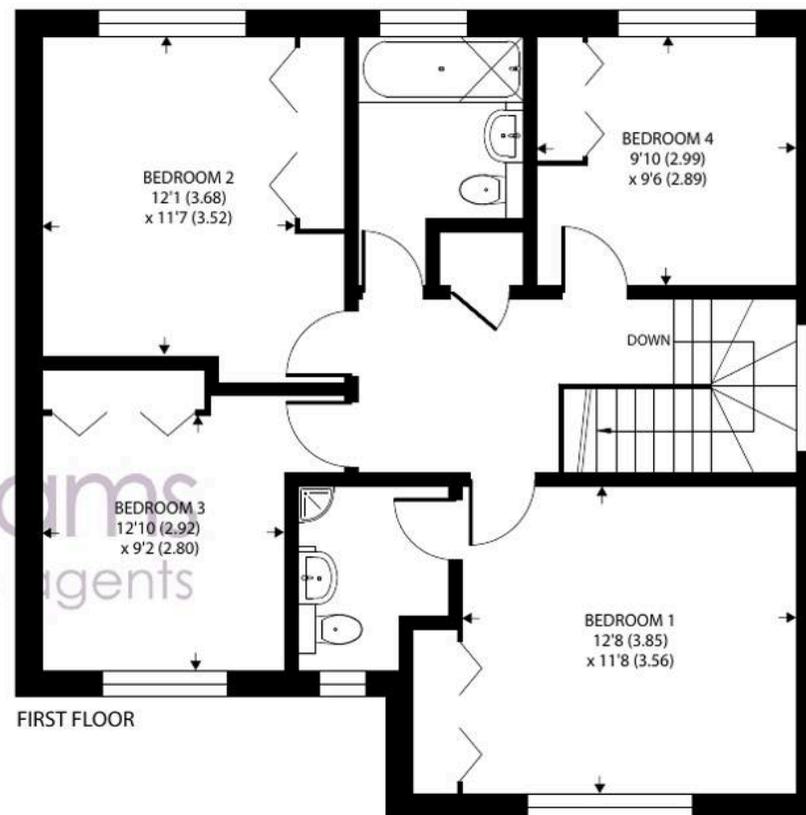
Selsey, Chichester

This well presented detached home offers an exceptional opportunity for families seeking comfort, space, and versatility within a peaceful cul-de-sac setting. Thoughtfully designed and meticulously maintained, the property features four double bedrooms, each benefitting from built-in double wardrobes that provide ample storage and help maintain a clutter-free environment. The two rear-facing bedrooms enjoy a view of the sea, adding a tranquil touch to the living experience.

The ground floor accommodation is arranged to suit both formal entertaining and relaxed family living. Three distinct reception rooms include a living room, a dining room, and a versatile family room that could also serve as a home office, providing flexible options for modern lifestyles. The beautifully presented kitchen breakfast room is a highlight of the home, boasting contemporary fittings, plentiful cabinetry, and a breakfast bar, making it ideal for both casual meals and culinary creativity. Convenience is further enhanced by the presence of two well-appointed bathrooms (one of which is an en-suite shower room to the main bedroom), along with an additional ground floor cloakroom, ensuring that the needs of a busy household are easily met. For those with vehicles, the driveway accommodates two cars and includes an EV charging point, catering to the requirements of electric vehicle owners. The attached garage is fitted with an electrically operated up and over door (providing secure and convenient storage or parking options).

Council Tax band: E, EPC Energy Efficiency Rating: C





Approximate Area = 1519 sq ft / 141.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale





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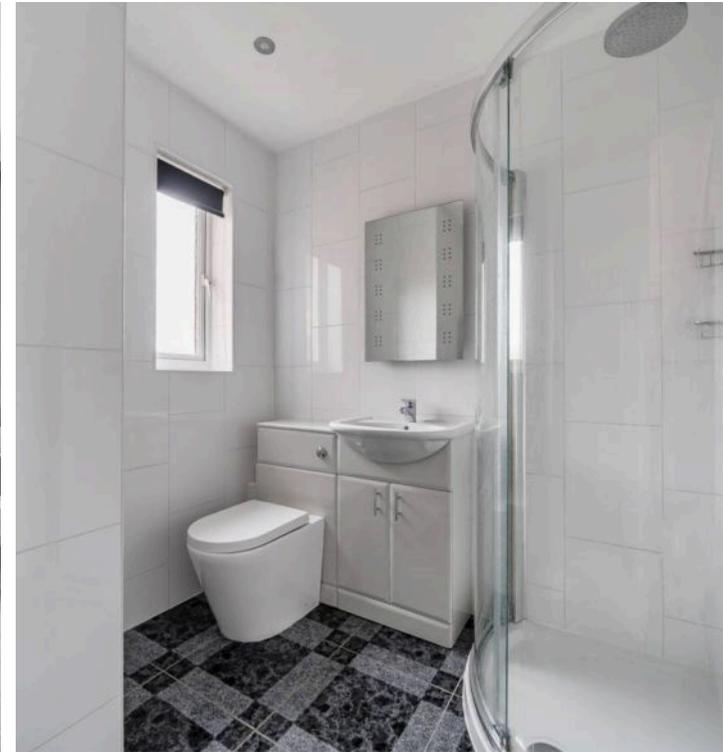
Well presented 4-bed detached home in quiet cul-de-sac with sea views to the rear, 3 receptions, modern kitchen, 2 bathrooms (1 en-suite), garage, EV charging and new boiler in 2023. EPC-C, Council tax-E  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well presented detached home with four double bedrooms
- All four bedrooms with built in double wardrobes
- 3 Reception rooms ( living, dining and family room/home office )
- Beautifully presented kitchen breakfast room
- Cul-de-sac location with views of the sea from rear facing bedrooms
- Two bathrooms and additional cloakroom
- 'Hive' heating system and P.I.V air ventilation system
- Driveway for 2 cars and EV charging point
- Garage with electrically operated up & over door
- Easterly facing rear garden





## Henry Adams - Selsey

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