



5 Church Road, Selsey, PO20 0LR

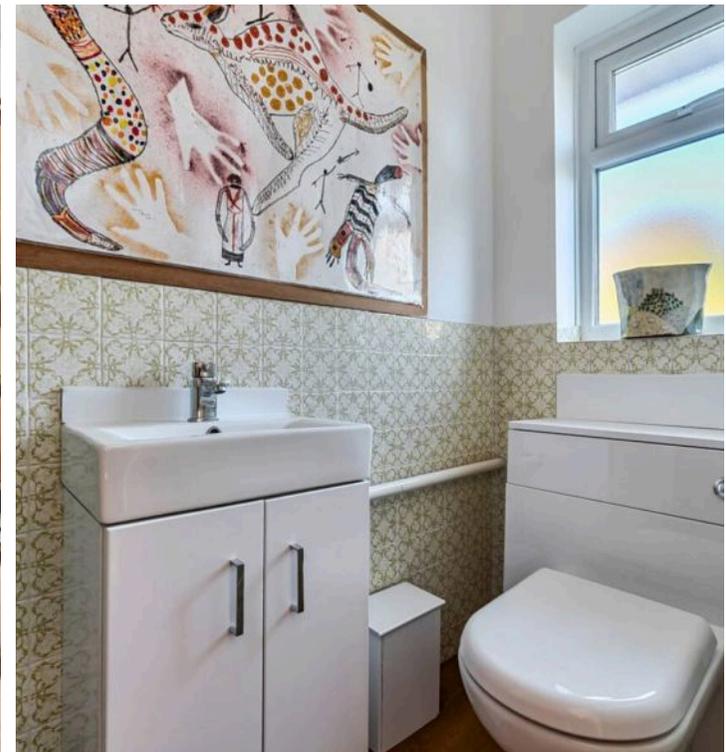
Guide Price £475,000 Freehold

5 Church Road

Selsey, Chichester

Offered to the market is this detached chalet style home, located to the north of Selsey and conveniently located on a bus route, offering a flexible layout ideal for modern family living. The property features three double bedrooms, with one located on the ground floor and two on the first floor, providing versatility for guests or multi-generational living. The ground floor bedroom benefits from its own en-suite wet room, while a separate cloakroom is also available on this level for added convenience. Upstairs, a bathroom serves the remaining bedrooms. The living room exudes warmth and character, featuring a log burner and attractive wooden flooring, creating a welcoming space for relaxation or entertaining. The kitchen is fitted with integrated appliances, offering functionality for the keen home cook. Further enhancing the appeal, the property is offered with no onward chain, making it an excellent opportunity for those seeking a smooth move.

Externally, the front garden is set behind a charming picket style fence, with mature hedges to the front and side providing privacy. The front garden is mainly laid to lawn, with side access leading to the rear garden.





Denotes restricted head height



Approximate Area = 1198 sq ft / 111.2 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1373 sq ft / 127.3 sq m

For identification only - Not to scale





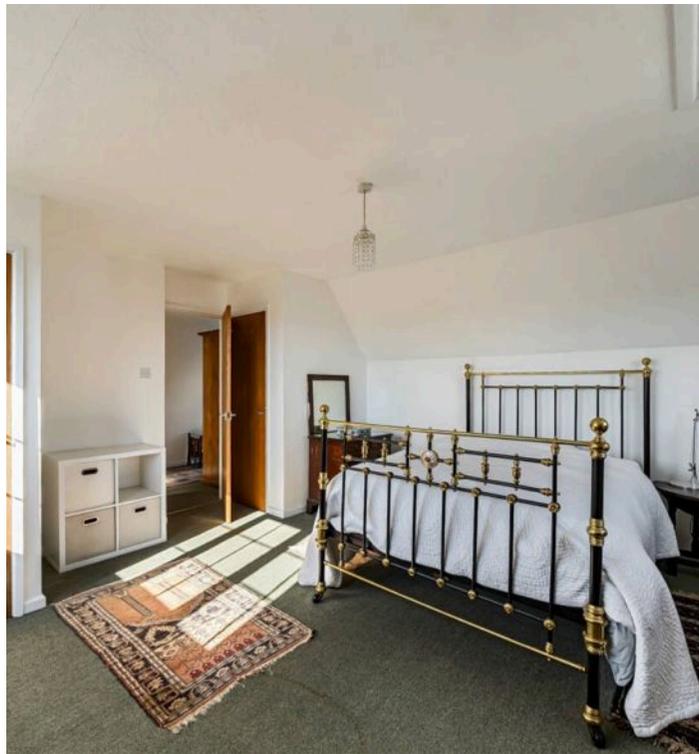
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The rear garden is thoughtfully landscaped, featuring a patio seating area and matching pathways arranged in a horseshoe shape, with flower beds and a central lawned area. Part of the patio is covered by a pergola, offering a sheltered spot for outdoor dining or relaxation. There is convenient side access to the front and additional access to the driveway. The driveway itself is laid to grey stone and provides off-road parking for several cars, with a section at the front also suitable for use as a turning area or extra parking. A car port directly in front of the garage offers further covered parking. The garage is fitted with an up and over door, as well as light and power, making it suitable for storage or workshop use. EPC-D Council Tax band: E £2,947.34

EPC Energy Efficiency Rating: D

- Detached chalet style home
- Three double bedrooms (1 ground floor & 2 1st floor)
- Living room room with log burner & wooden flooring
- Kitchen with integrated appliances
- En-suite wet room to ground floor bedroom
- Ground floor cloakroom & 1st floor bathroom
- Driveway for several cars & garage with additional car port in front
- Located to the North of Selsey & on a bus route
- NO onward chain





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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.