



29 North Road, Selsey, PO20 0BW

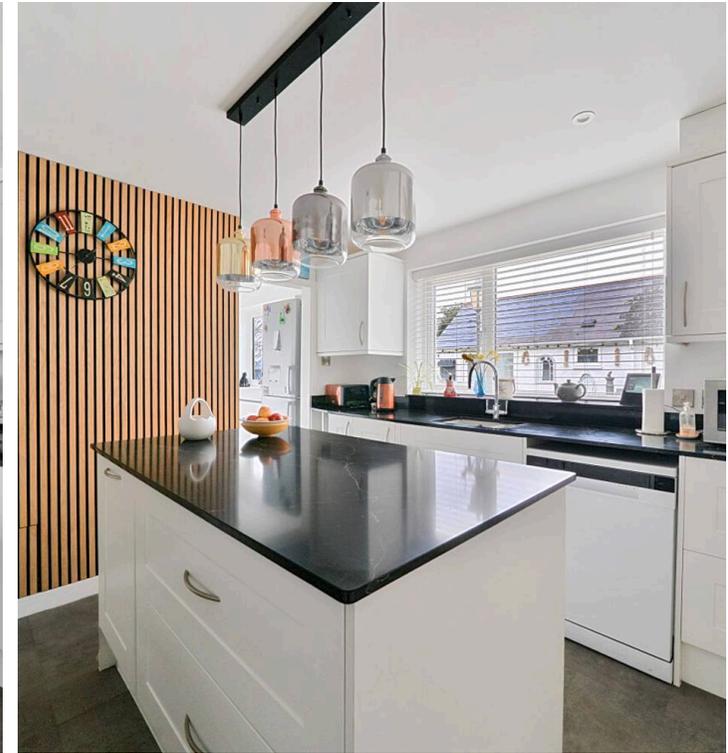
Guide Price £460,000 Freehold

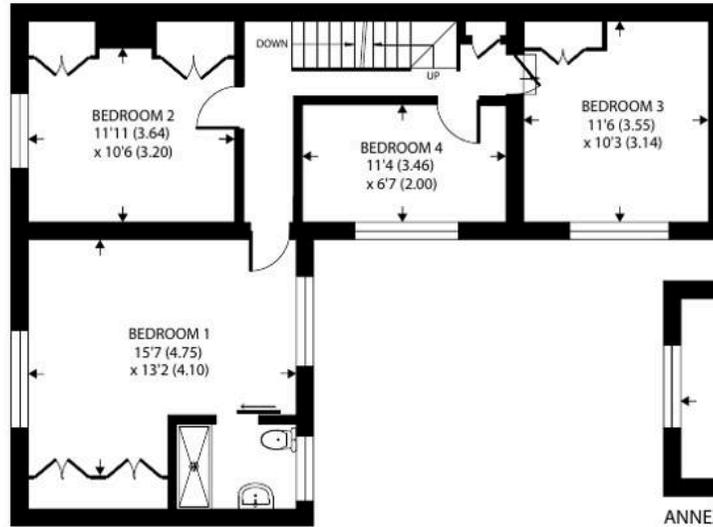
# 29 North Road

Selsey, Chichester

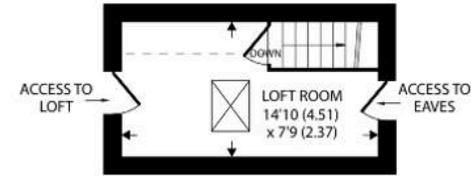
This highly deceptive semi-detached house offers exceptional versatility and space, featuring a detached one-bedroom annexe ideal for a dependant relative, teenager or Airbnb opportunity. The main residence boasts four bedrooms, including a main bedroom with its own en-suite shower room for added comfort and privacy. The flexible layout includes a generous living room and a separate dining/family room, both designed to accommodate modern family life and entertaining needs. A thoughtfully (historically) converted loft room is currently used as a home office, providing a quiet and productive space away from the main living areas. The ground floor family bathroom is well-appointed, serving the additional bedrooms and guests with ease. The annexe, positioned separately from the main house, offers a living area, bedroom and its own kitchen & bathroom facilities, making it perfect for multi-generational living or as a potential income stream.

- Highly deceptive semi detached house with detached 1 bed annex
- Four bedrooms to the main home
- Spacious living & family rooms
- Main bedroom with en-suite shower room
- Loft room currently used as a home office
- One bedroom Annex for dependant relative, teenager or air bnb
- Ground floor family bathroom
- Off road parking for 3 cars
- Private and enclosed rear garden

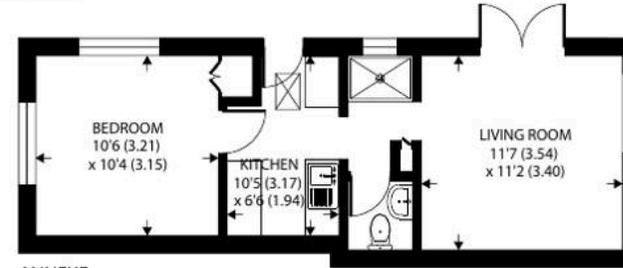




FIRST FLOOR



SECOND FLOOR



ANNEXE



GROUND FLOOR

Approximate Area = 2124 sq ft / 197.3 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Annexe = 363 sq ft / 33.7 sq m

Total = 2505 sq ft / 232.6 sq m

For identification only - Not to scale





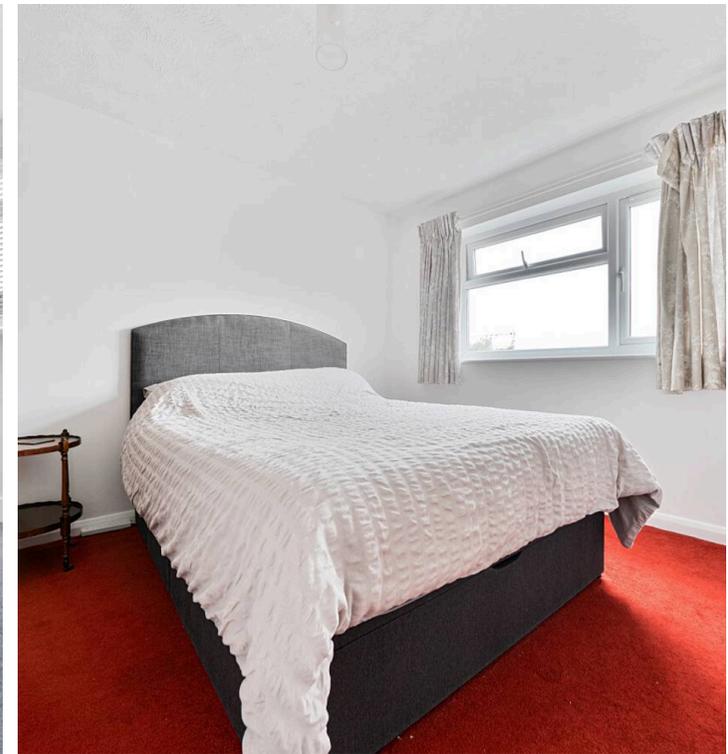
## 29 North Road

Selsey, Chichester

The exterior of the property is equally impressive, with off-road parking for up to three cars laid to block paving at the front, ensuring convenience for both residents and visitors. The westerly facing private and enclosed rear garden offers a generous paved seating area perfect for outdoor dining or relaxing with family and friends. The remainder of the garden is laid to lawn, providing a safe and secure environment for children or pets to play. The combination of hard landscaping and green space ensures the garden is both low maintenance and highly functional, catering to a variety of outdoor lifestyles. This property's well-planned outside space complements the extensive accommodation within, making it a rare find for buyers seeking flexibility, privacy and ample parking in a residential location which is also close to the amenities and bus route. Early viewing is highly recommended to appreciate all this unique home has to offer.

Council Tax band: C

EPC Energy Efficiency Rating: D







## 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.