



Seaholme Southern Road, Selsey, PO20 0BD

Guide Price **£475,000** Freehold

Seaholme Southern Road

Selsey, Chichester

This detached chalet style home offers versatile and spacious accommodation in a highly desirable location to the south of Selsey. The property features three well-proportioned double bedrooms, with two conveniently situated on the ground floor and a further bedroom upstairs. The main bedroom on the 1st floor benefits from an en-suite shower room, while a ground floor bathroom serves the remaining bedrooms. The home boasts two reception rooms, ideal for family living and entertaining, as well as a thoughtfully designed kitchen breakfast room that provides ample space for informal dining and direct access to the garden. The property's layout is ideal for those seeking flexible living arrangements, whether for families, guests, or working from home.

- Detached chalet style home
- Three double bedrooms (two ground floor and one 1st floor)
- Two reception rooms
- kitchen breakfast room
- En-suite to main bedroom and ground floor bathroom
- Driveway for several cars and garage
- Westerly facing garden
- Desirable location to the south of Selsey





Approximate Area = 1127 sq ft / 104.7 sq m
 Limited Use Area(s) = 185 sq ft / 17.1 sq m
 Garage = 118 sq ft / 10.9 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1476 sq ft / 136.9 sq m





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The outside space is equally impressive, with a westerly facing rear garden that enjoys plenty of afternoon and evening sun. The garden is mainly laid to lawn, bordered by mature flowers and shrubs, creating a tranquil and attractive setting. Multiple paved seating areas provide perfect spots for outdoor dining or relaxing, while a summer house and greenhouse offer further versatility for gardening enthusiasts or those seeking a peaceful retreat. The front of the property is laid to stone, providing off road parking for a couple of cars and easy access to the garage. The garage itself is equipped with light and power, making it suitable for storage or workshop use, and features a convenient personal door into the kitchen breakfast room. This delightful home combines generous living space with maintained gardens, all set within a sought after residential area close to local amenities and the coastline.

Council Tax band: D - £2524.40

EPC Energy Efficiency Rating: D





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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.