



## 46 Chichester Way, Selsey (Freehold)

Guide Price £498,750

# 46 Chichester Way

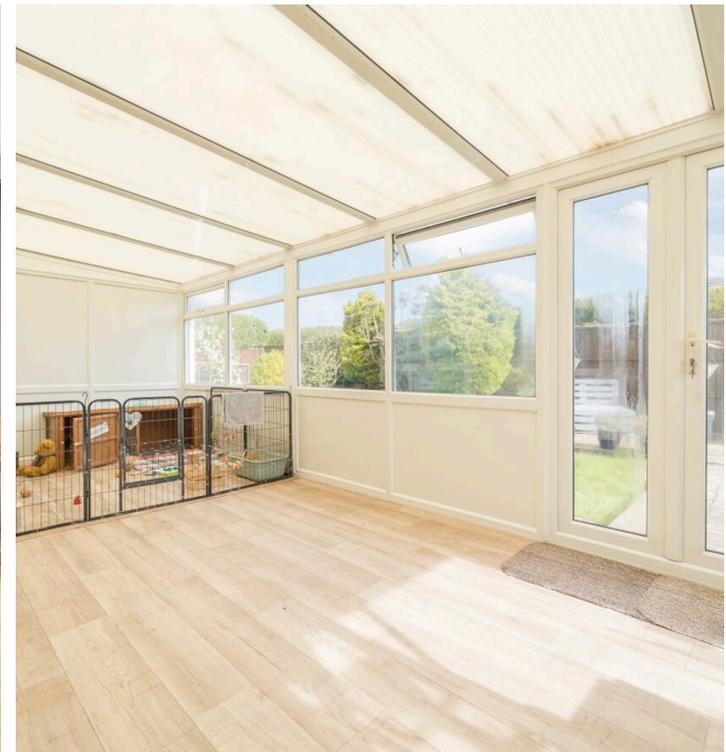
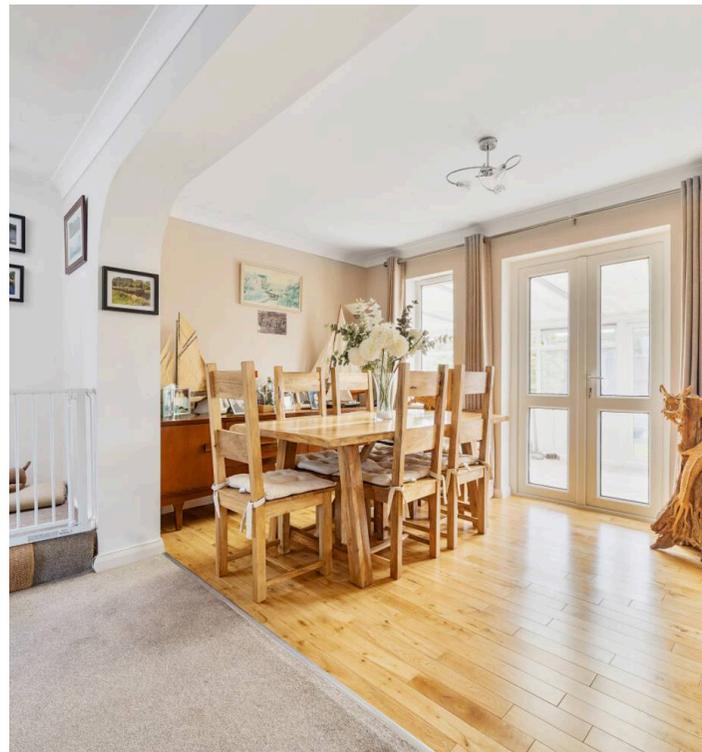
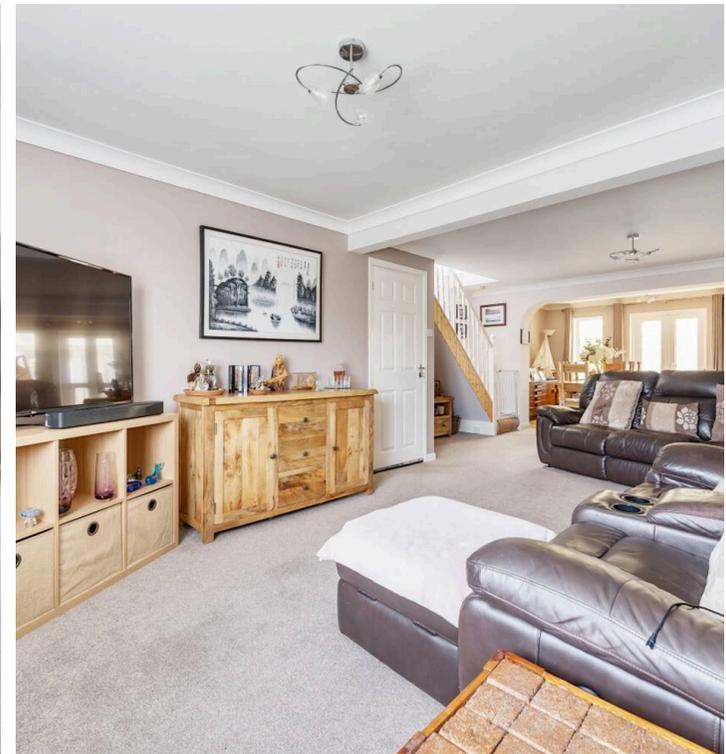
Selsey, Chichester

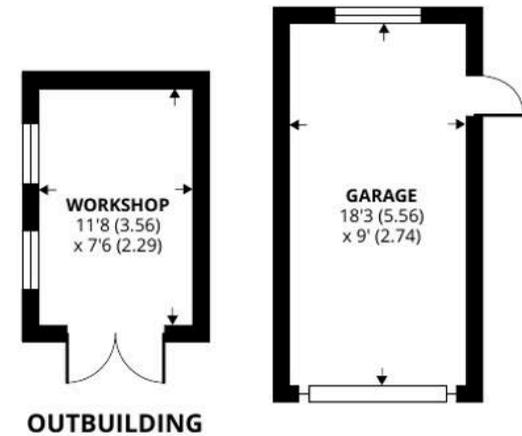
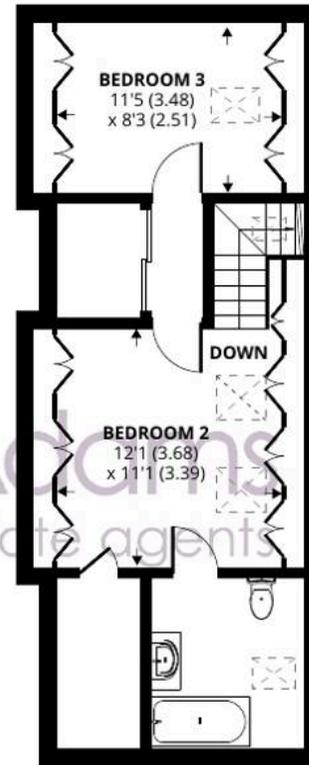
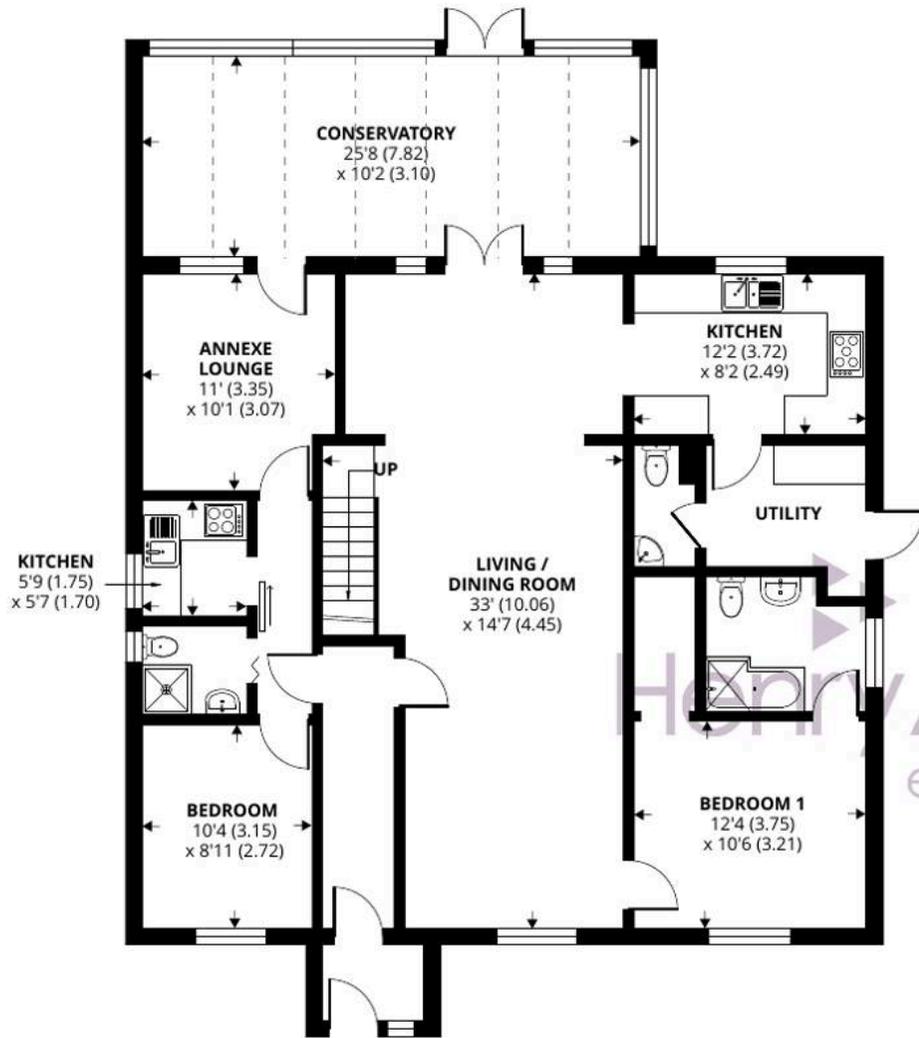
Nestled in a sought-after coastal location, this detached chalet style home presents a unique opportunity to own a property offering versatile living space and a prime position close to the beach. Boasting a charming exterior this residence is defined by its flexible accommodation, ideal for a range of lifestyle needs to include those needing to have a multi-generational home.

Upon entering, residents are greeted by a welcoming interior that effortlessly combines charm with modern convenience. The main home comprises three bedrooms, ensuring ample space for family members or guests. The bright and spacious living room provides a comfortable area for relaxation, while opening to the adjacent dining area being perfect for entertaining. A delightful conservatory bathes the home in natural light and offers a tranquil spot to unwind or enjoy views of the garden.

The modern kitchen is a chef's delight, featuring modern appliances, an integrated dish washer and useful storage solutions within the cupboards offering ample storage space, while a utility room provides added convenience. The main bedroom benefits from an en-suite bathroom, adding a touch of luxury to every-day living.

Council Tax band: D - £2524.40, EPC : D





Approximate Area = 1693 sq ft / 157.2 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Outbuilding = 94 sq ft / 8.7 sq m  
 Annexe = 297 sq ft / 27.5 sq m  
 Total = 2249 sq ft / 208.7 sq m

For identification only - Not to scale





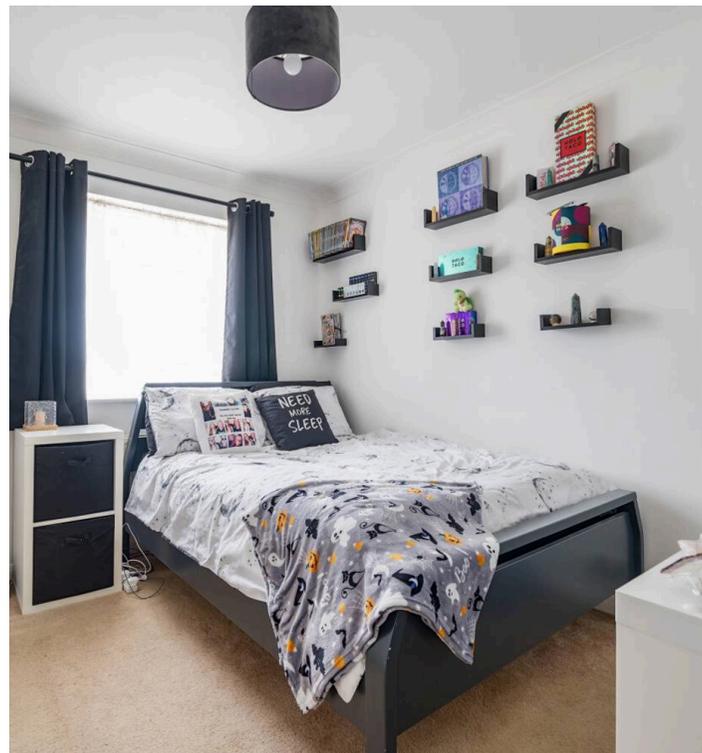
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Selsey, Chichester

In addition to the main residence and housed under the same roof, an annexe offers further accommodation, comprising a generously sized bedroom, a stylish shower room, a living room and a convenient kitchenette. This annexe is a versatile space that could be used as a guest suite, a home office, or as a separate living area for extended family members.

Outside, the property boasts off-road parking for approximately four cars, ensuring ample space for residents and visitors. A garage provides additional storage or parking options, while a wooden shed offers further practicality for outdoor equipment or hobbies.

- Chalet style detached home
- Flexible accommodation
- Three bedrooms to the main home & 1 bedroom annexe
- Living room, dining area & conservatory
- Kitchen & utility room
- En-suite bathroom to main bedroom
- Annexe with 1 bedroom, living room, shower room & kitchenette
- Close proximity to the beach
- Off road parking for approx. 4 cars
- Garage & wooden shed





## 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.