



Lagmill The Bridgeway, Selsey, PO20 0LQ

Guide Price £459,000 Freehold

 **Henry Adams**
estate agents

Lagmill The Bridgeway

Selsey, Chichester

Nestled in a private corner position within a desirable cul-de-sac to the south of Selsey, this detached chalet style home offers flexible accommodation that has previously been arranged as a main residence with an annexe (please note the annexe space is believed to not comply with current building regulations having been created by enclosing part of the driveway and converting the garage at some point within the last 25 years) The property is presented to the market with no onward chain, providing an excellent opportunity for buyers seeking a swift and straightforward move. Inside, the generous reception space is open plan to a kitchen/utility/dining area. The adaptable layout lends itself to a variety of lifestyle needs, whether you require additional bedrooms, a home office, or separate living quarters. A driveway to the front provides convenient off road parking, adding to the practicality of this well-appointed home.

The front area of garden is mainly laid to lawn and offers excellent potential for further development should you require additional parking or wish to store a boat or caravan, creating a hardstanding (subject to any necessary consents). To the rear, a paved seating area sits adjacent to the property, providing an inviting spot for outdoor dining or relaxation. Pathways lead to useful outbuildings and a raised sleeper style flower or vegetable bed, ideal for keen gardeners. An outside tap is also in place for added convenience.





Denotes restricted
head height



FIRST FLOOR

Approximate Area = 1959 sq ft / 181.9 sq m
 Limited Use Area(s) = 101 sq ft / 9.3 sq m
 Outbuilding = 241 sq ft / 22.3 sq m
 Total = 2301 sq ft / 213.5 sq m

For identification only - Not to scale





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Council Tax band: D £2524.40

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached chalet style home
- Flexible accommodation, previously used as home with annexe living
- Desirable cul-de-sac located to the south of Selsey
- Private corner position
- Open plan kitchen / dining room
- Generous reception space previously used as living space with open plan kitchen
- Driveway for off road parking
- No onward chain





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.