



**38 Grafton Road, Selsey, PO20 0JE**

Guide Price **£590,000** Freehold

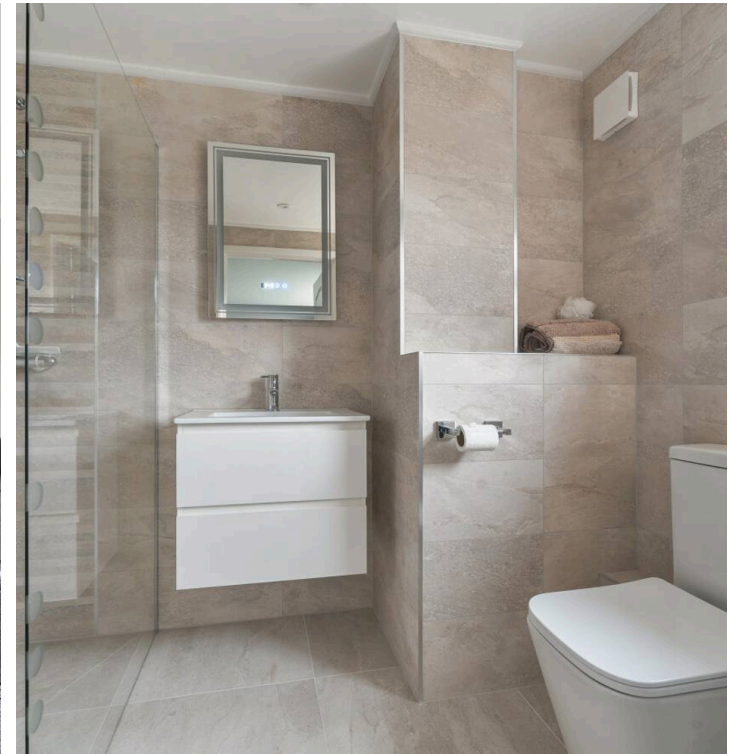
 **Henry Adams**  
estate agents

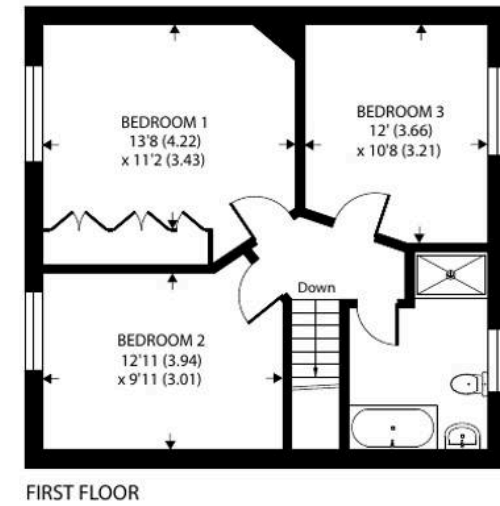
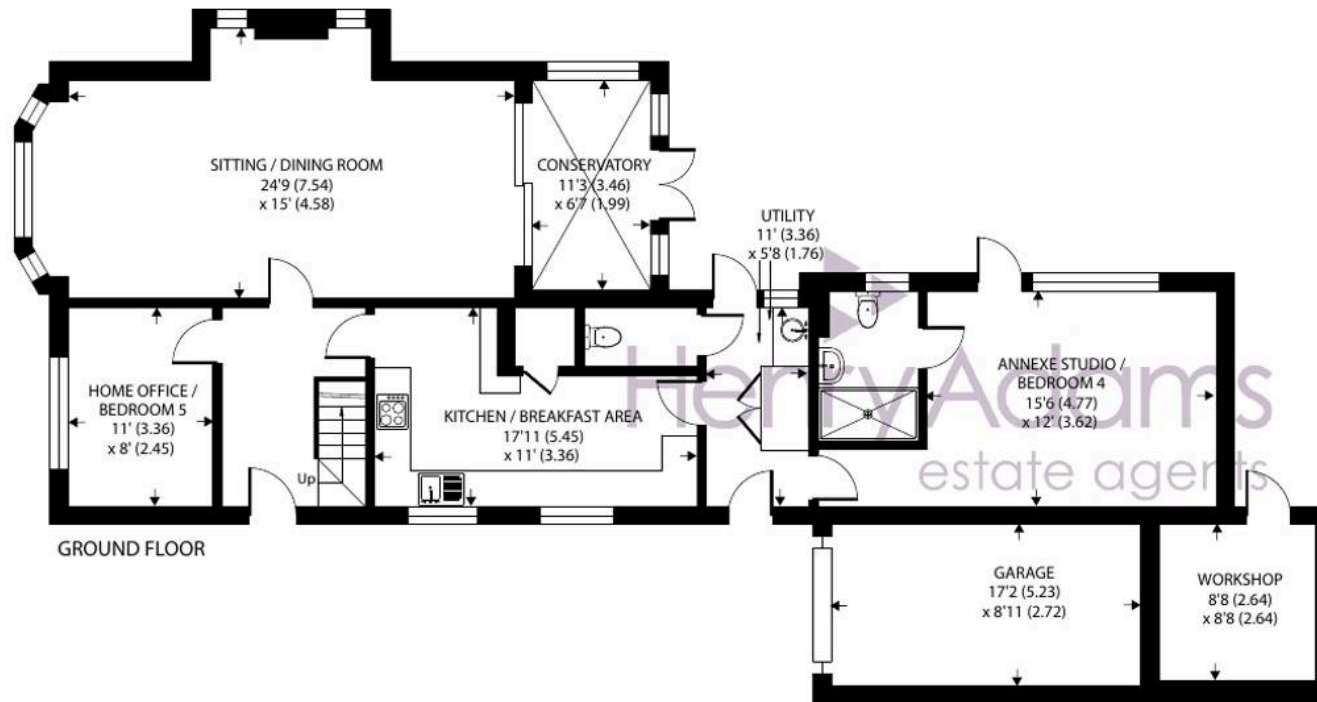
# 38 Grafton Road

Selsey, Chichester

Situated just 600 metres from the beach, this deceptively spacious detached house offers a versatile and inviting layout ideal for both family living and entertaining. The property features three well-proportioned 1st floor double bedrooms, along with a ground floor annexe studio room/4th bedroom and the home office also providing the option of a 5th bedroom.

The impressive 28ft living and dining room offers access into the bright conservatory, all creating space that is perfect for relaxing or hosting gatherings. The kitchen breakfast room is thoughtfully designed with plenty of storage, workspace and breakfast bar, complemented by a practical utility lobby for laundry and additional household needs along with providing access to a cloakroom, the driveway & rear garden. A dedicated home office, complete with fitted furniture, offers a comfortable and efficient environment for remote working, study or the flexibility to utilise the room as a 5th bedroom (removal of the fitted furniture may be required). The family bathroom is stylishly appointed with both a bath and a separate double walk in shower, catering for all preferences. Of added benefit, a new boiler was installed in October 2025.





Approximate Area = 1758 sq ft / 163.3 sq m

Garage = 153 sq ft / 14.2 sq m

Workshop = 75 sq ft / 6.9 sq m

Total = 1986 sq ft / 184.4 sq m

For identification only - Not to scale







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On the ground floor there is an additional annexe studio room, benefitting from its own en-suite shower room which provides flexible options for guests, extended family, or even as a 4th bedroom/games/hobby room. The property also boasts a generous driveway, offering parking for numerous vehicles, as well as a garage for secure storage which was re-roofed in August 2025. The westerly aspect of the garden ensures plenty of afternoon and evening sunlight, making it an ideal retreat at the end of the day. Offered to the market with NO onward chain, this exceptional home combines modern comfort with a sought-after coastal location. Early viewing is strongly recommended to fully appreciate the space and versatility on offer. Council Tax band: D - £2524.40

EPC Energy Efficiency Rating: C

- Deceptive detached house located within 600m of the beach
- Three 1st floor double bedrooms & annexe room/bedroom four
- 28ft living/dining room with conservatory
- kitchen breakfast room & utility lobby
- home office with fitted furniture/bedroom 5 (removal of office furniture may be required if used as bedroom)
- Family bathroom with shower and bath
- Annexe room with en-suite shower room
- Large driveway with parking for numerous vehicles & garage





## Henry Adams - Selsey

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