



3 Drift Road, Selsey

Guide Price £315,000 Freehold

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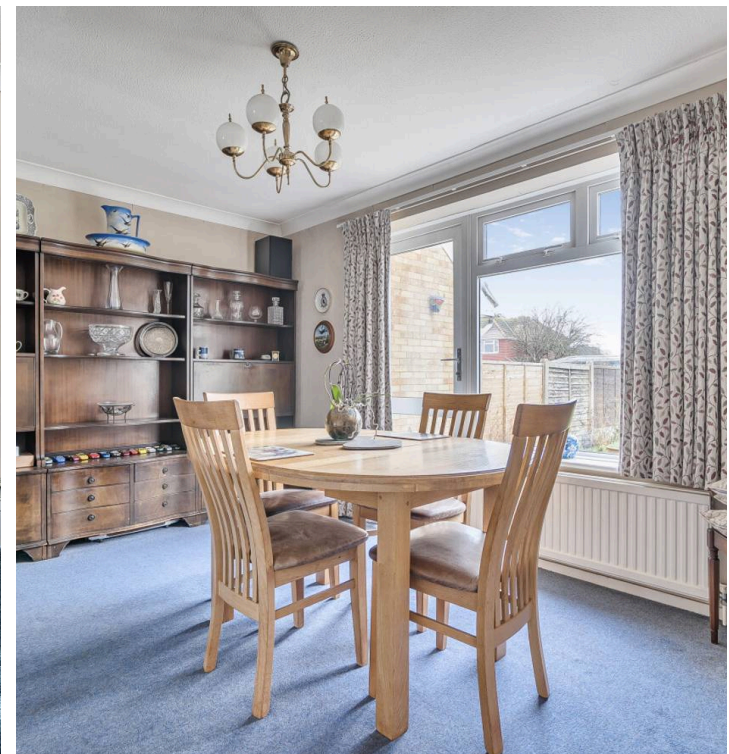
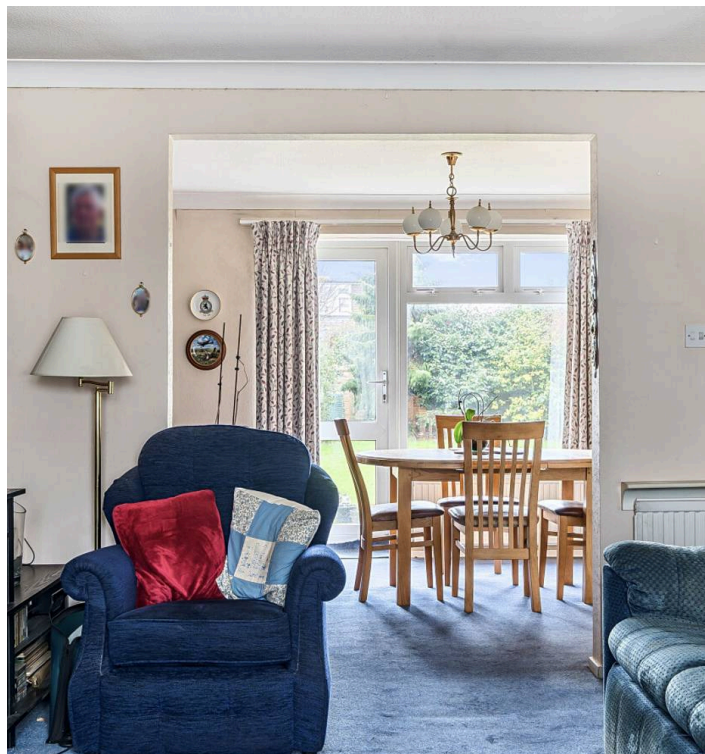
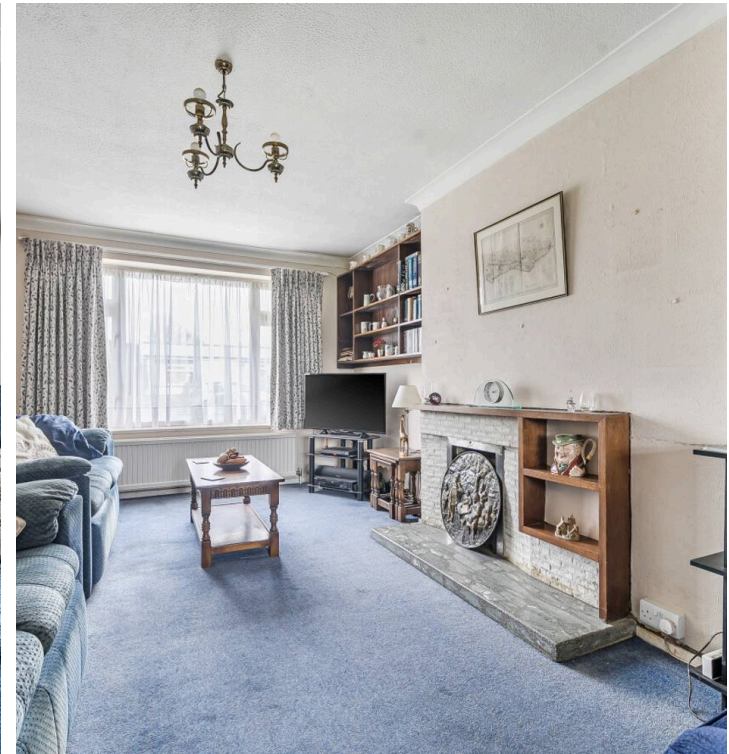
Selsey, Chichester

This semi-detached house is ideally positioned just 100 metres from the beach, offering a wonderful opportunity for those seeking a coastal lifestyle. The property features three double bedrooms, making it suitable for families or those requiring extra space for guests or a home office. The living and dining rooms are well-proportioned, providing versatile areas for relaxation and entertaining. A ground floor cloakroom adds convenience, while the first floor bathroom serves the bedrooms above. The property would benefit from updating, allowing buyers to personalise and modernise the home to their own taste. Offered with no onward chain, this home is ready for a smooth and swift transaction. The south westerly facing rear garden ensures plenty of afternoon and evening sunlight, making it a perfect spot to unwind.

The outside space is mainly laid to lawn, complemented by well-established flower borders that add colour and interest throughout the seasons. There is hard standing for seating, ideal for outdoor dining or enjoying the garden views. The driveway provides off-road parking for two cars and leads directly to the garage, which is fitted with an up and over door, light, and power. The garage also features a door to a storage cupboard and a further door into the enclosed walkway, offering additional sheltered access to the property. The proximity to the beach, together with the generous garden and parking facilities, makes this property a rare find in such a sought-after location.

Council Tax: D - £2524.40, EPC Rating: C

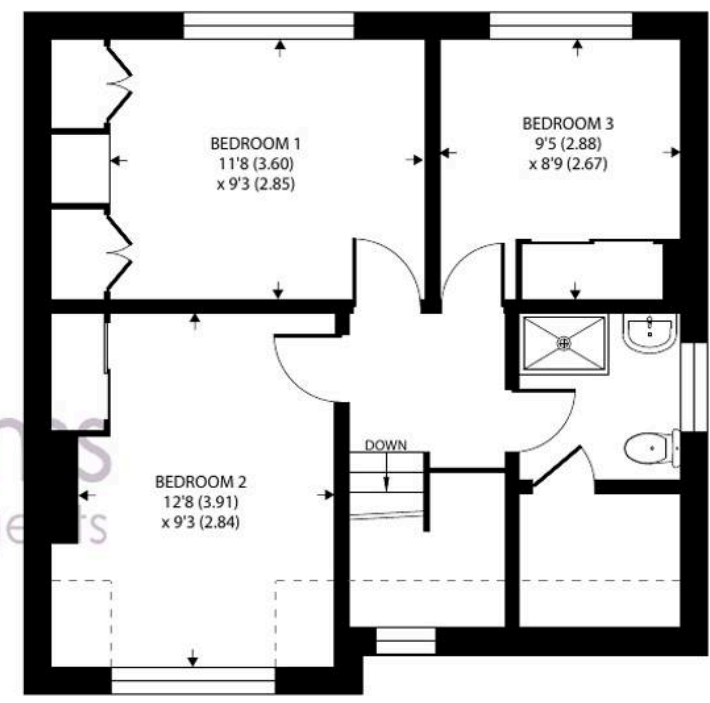
- Semi detached house located within 100m of the beach
- Three double bedrooms





GROUND FLOOR

Denotes restricted head height



FIRST FLOOR

Approximate Area = 1160 sq ft / 107.7 sq m
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Outbuilding = 184 sq ft / 17 sq m
 Total = 1368 sq ft / 126.9 sq m

For identification only - Not to scale





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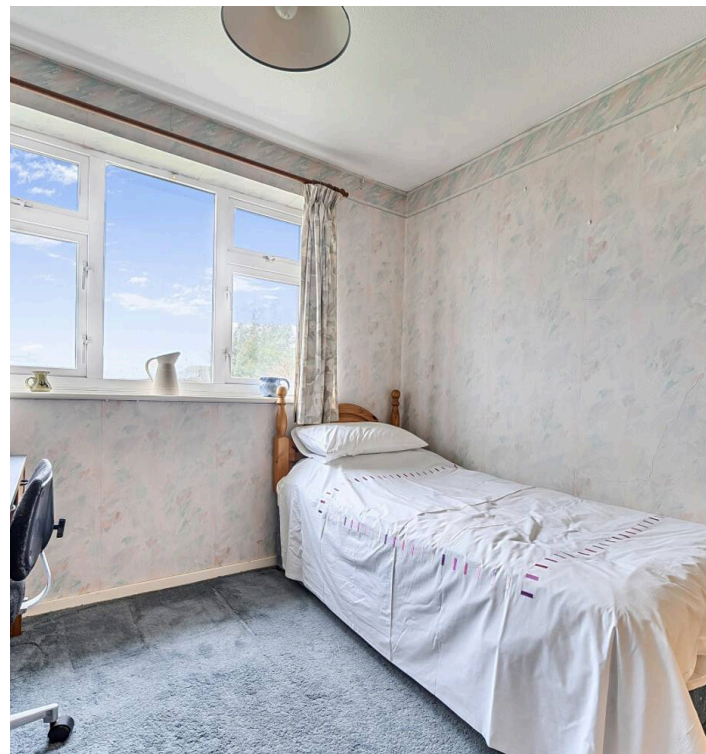
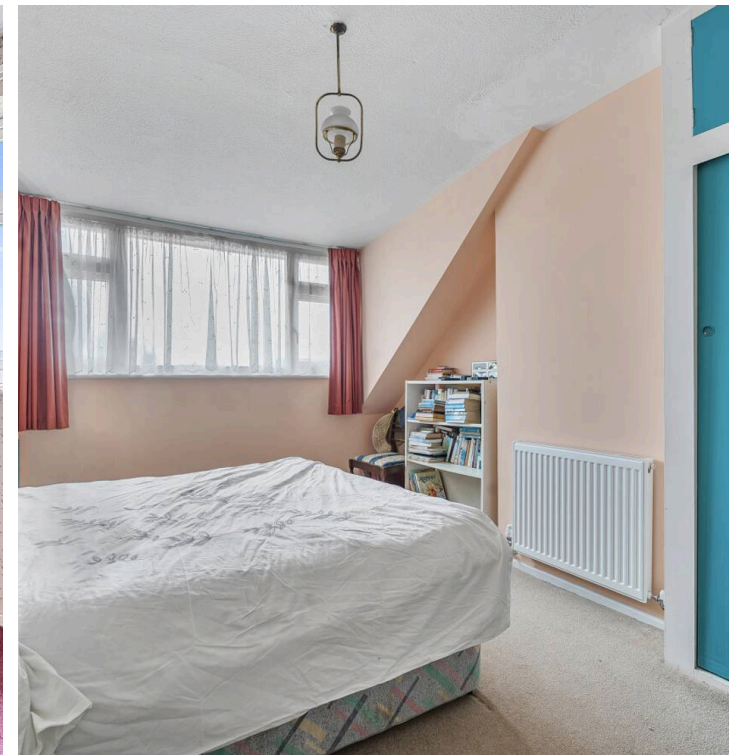
Semi-detached house 100m from beach. Three double bedrooms, south-west garden, garage, driveway, no chain. Needs updating. Ideal for families seeking coastal living and outdoor space.

Council Tax band: D - £2524.40

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi detached house located within 100m of the beach
- Three double bedrooms
- Living & dining rooms
- Ground floor cloakroom and 1st floor bathroom
- Updating required
- Driveway And Garage
- No onward chain
- South Westerly facing rear garden





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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.