



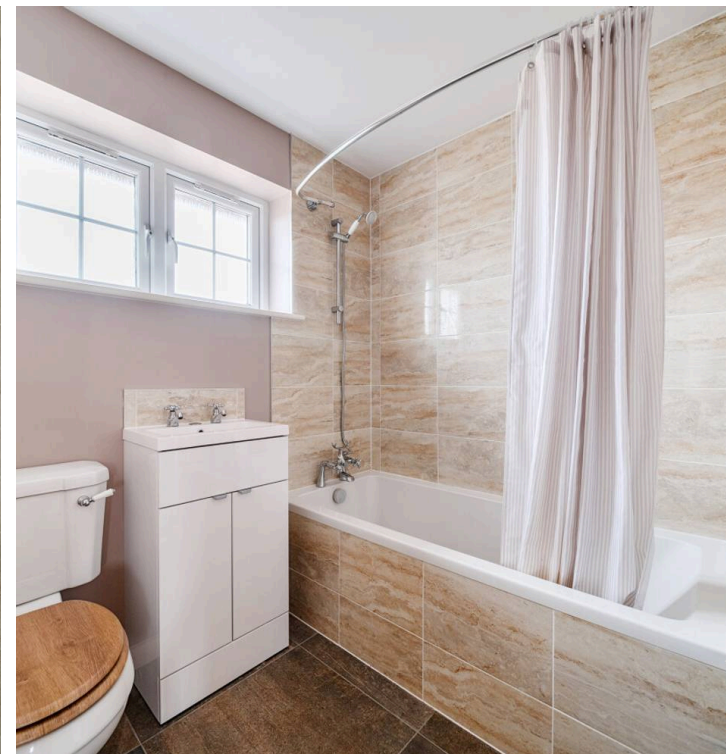
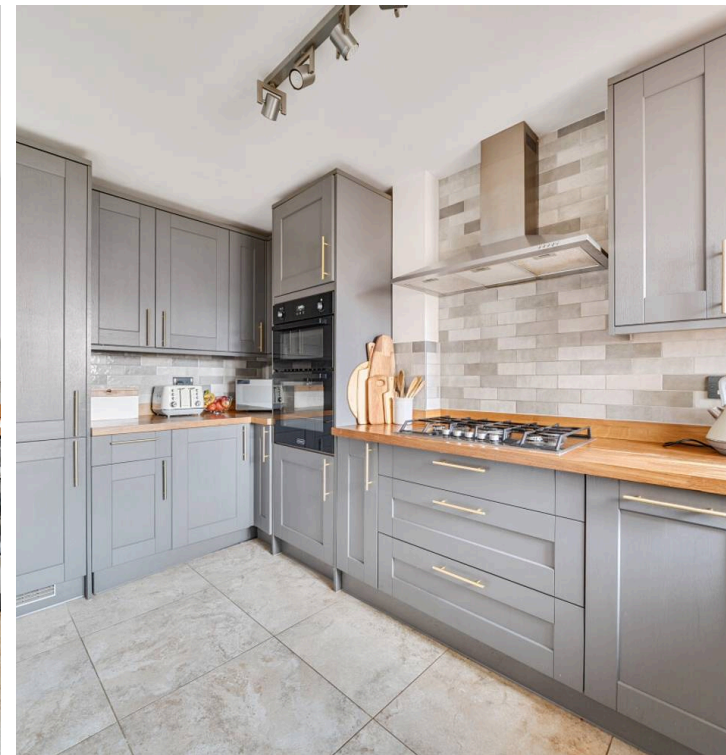
**4 Granary Lane, Selsey, PO20 9JA**

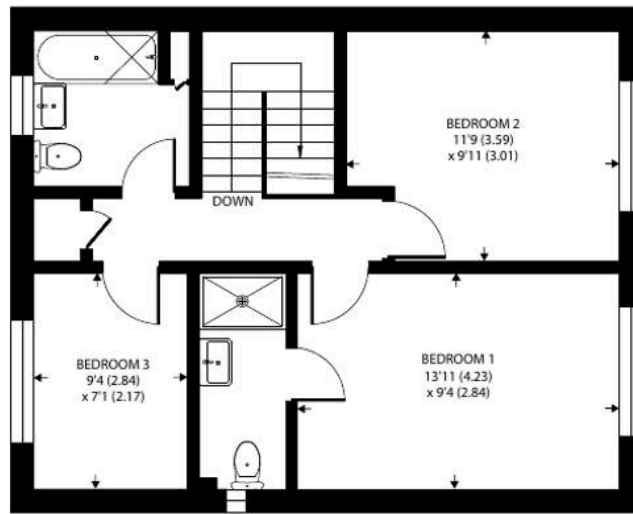
Guide Price **£340,000** Freehold

# 4 Granary Lane

Selsey, Chichester

This beautifully presented and extended semi detached house offers spacious and modern accommodation, perfect for families or professionals seeking a move-in ready home. The property features three bedrooms, including a principal bedroom with en-suite facilities, as well as a stylish family bathroom and a convenient ground floor cloakroom. The heart of the home is a generous 22ft through lounge and dining room, ideal for entertaining or relaxing, complete with a bespoke built in media centre with shelving and cupboards for ample storage. The contemporary kitchen is fitted with integrated appliances, ensuring a sleek and functional space for cooking and dining. Having undergone a comprehensive renovation in 2018 (which included full rewiring and re-plumbing). Additional benefits include double glazing, gas central heating, and tasteful décor throughout. The property is situated in a quiet cul-de-sac, offering peace and privacy, while the driveway provides off road parking for two cars and access to a garage with an electric roller door.





Approximate Area = 1189 sq ft / 110.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale





# 4 Granary Lane

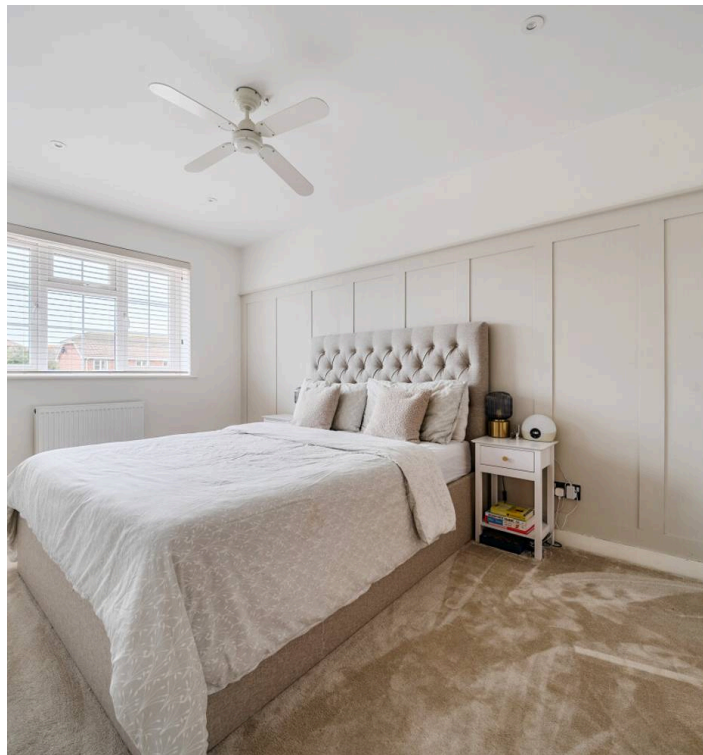
Selsey, Chichester

The south facing rear garden is a true highlight, designed for both relaxation and entertaining. Adjacent to the house, a decked seating area provides the perfect spot for alfresco dining or enjoying the sunshine. The remainder of the garden is laid to lawn, offering a safe and attractive space for children to play or for keen gardeners to enjoy. Side access leads conveniently to the front of the property. At the front, the driveway is laid to accommodate two vehicles with ease, and leads directly to the garage, which benefits from light, power, and an electric roller door (ideal for secure storage or as a potential workshop space). The stylish interior, makes this property an excellent choice for those seeking a comfortable home in a desirable location.

Council Tax band: D - £2524.40

EPC Energy Efficiency Rating: C

- Beautifully presented, extended semi detached house
- Three well proportioned bedrooms
- 22ft through lounge/dining room
- Kitchen with integrated appliances
- Built in media centre with shelving & cupboards
- En-suite to principal bedroom, ground floor cloak room and family bathroom
- Property underwent a full renovation in 2018 to include being re-wired & re-plumbed
- South facing rear garden
- Driveway for 2 cars & garage with electric door
- Cul-de-sac location





## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.