



7 Harding Close, Selsey, PO20 0FG

Guide Price £525,000 Freehold

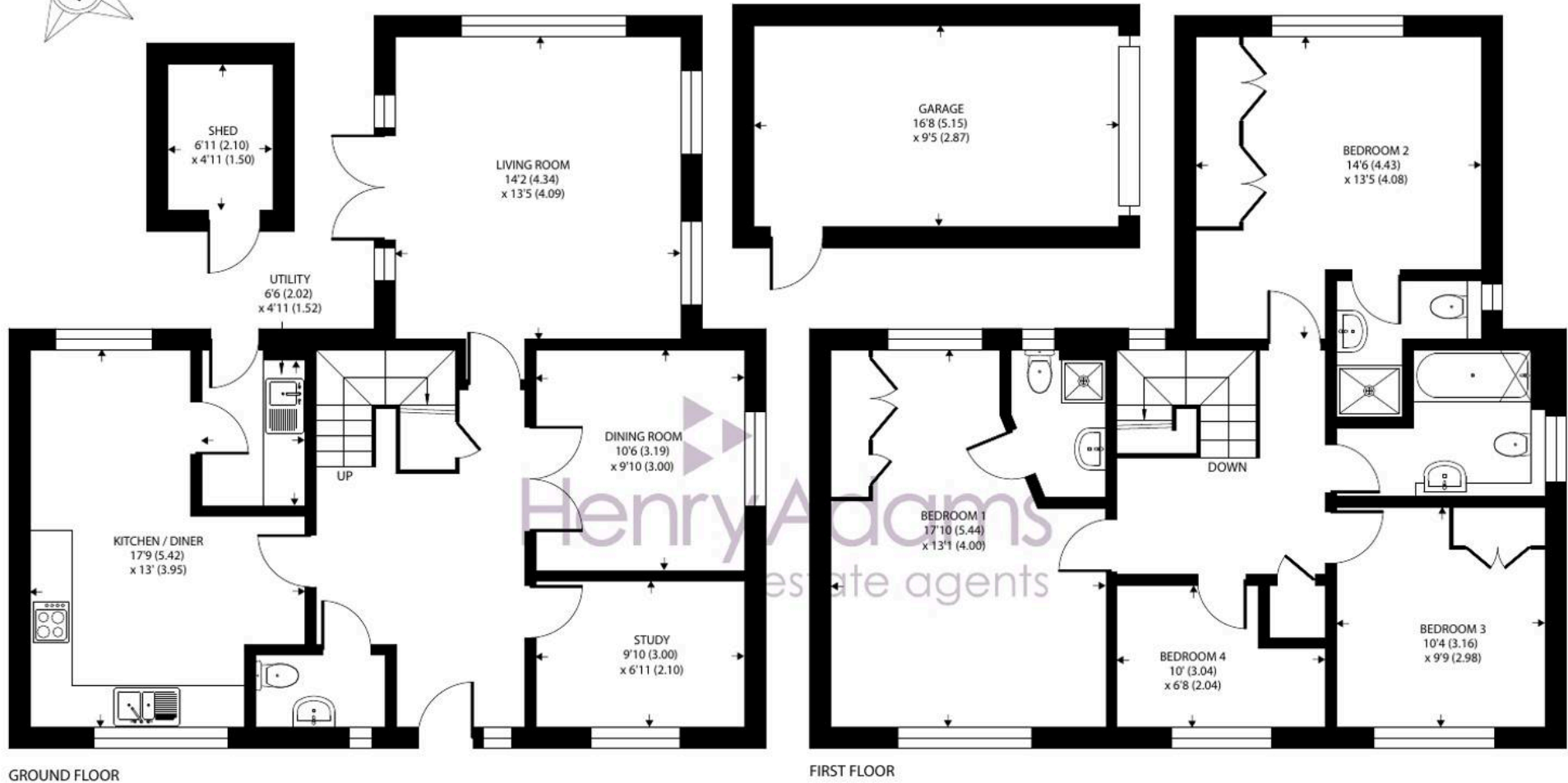
7 Harding Close

Selsey, Chichester

This deceptively spacious detached house offers an exceptional opportunity for families and professionals alike, offered for sale for the first time in 16 years. The property boasts four bedrooms (3 doubles and 1 single), two of which feature en-suite shower rooms, providing comfort and privacy for family members or guests. The ground floor accommodation comprises two inviting reception rooms, ideal for both formal entertaining and relaxed gatherings, as well as a versatile study or home office, perfect for those working remotely. The well-appointed kitchen breakfast room is complemented by a separate utility room, ensuring ample space for day-to-day living and practical needs. A cloakroom and a stylish family bathroom complete the internal accommodation, providing convenience for all. The house benefits from a welcoming & spacious entrance hallway, double glazing throughout, and gas central heating. With no onward chain, this property presents a rare and appealing chance to secure a family home in a desirable location.

- Deceptively spacious detached house
- Four bedrooms, 2 with en-suites
- Two reception rooms & study/home office
- Kitchen breakfast room & utility room
- Cloakroom and family bathroom
- Driveway & detached garage
- Front, side and rear gardens
- Offered for sale for the 1st time in 16 years
- No onward chain





Approximate Area = 1592 sq ft / 147.9 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1789 sq ft / 166.1 sq m

For identification only - Not to scale





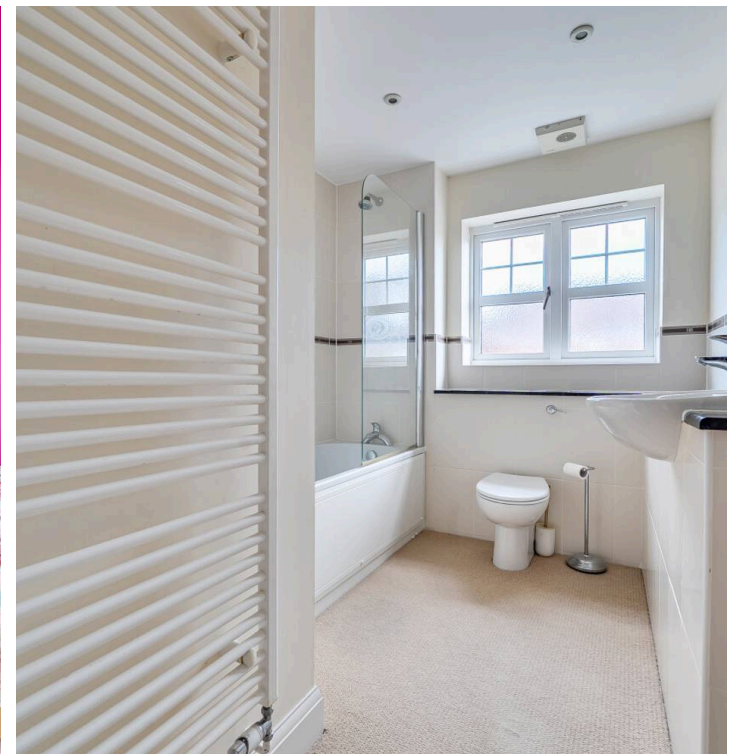
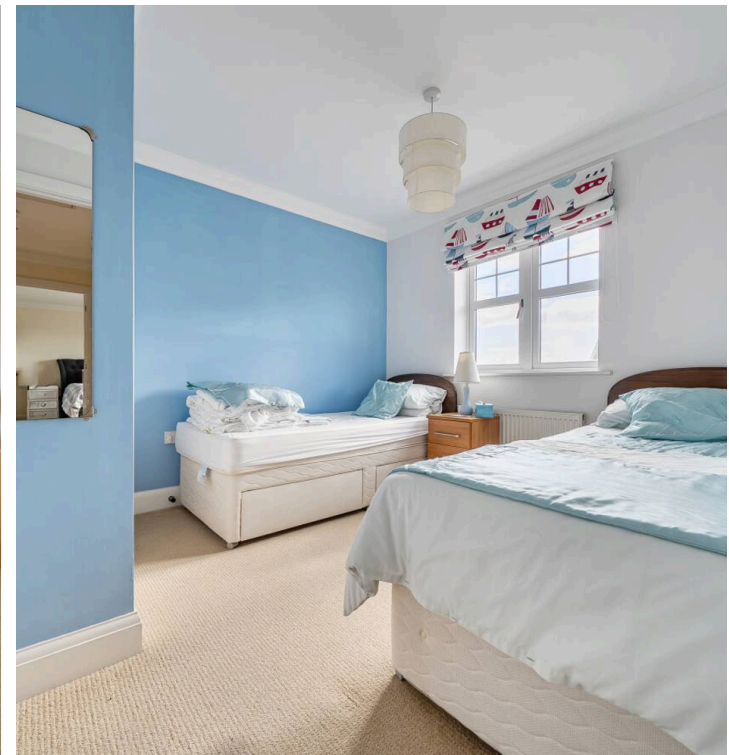
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Externally, the property has attractive and well-tended gardens, featuring front, side, and rear gardens that offer a variety of areas for relaxation, play, and outdoor entertaining. The front and side gardens are landscaped with mature shrubs and a neat lawn, creating a welcoming first impression. The rear garden is a particular highlight, offering a decked seating area that is ideal for alfresco dining or summer barbeques and lawn bordered by flowerbeds. The property benefits from a private driveway providing off-road parking, in addition to a detached garage that offers secure storage or workshop potential. The gardens are fully enclosed, making them safe for children and pets, and there is gated access to the rear for added convenience. This delightful outside space perfectly complements the spacious interior, creating a wonderful environment for family life and entertaining throughout the year.

Council Tax band: E

EPC Energy Efficiency Rating: C





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.