



13 Selsey Road, Chichester, PO19 8SL

Guide Price £385,000



13 Selsey Road, Chichester

A chain free house in popular location.

- Semi-detached house
- Popular location
- Three bedrooms
- Garden
- Driveway and garage
- Modernisation required
- Vacant possession

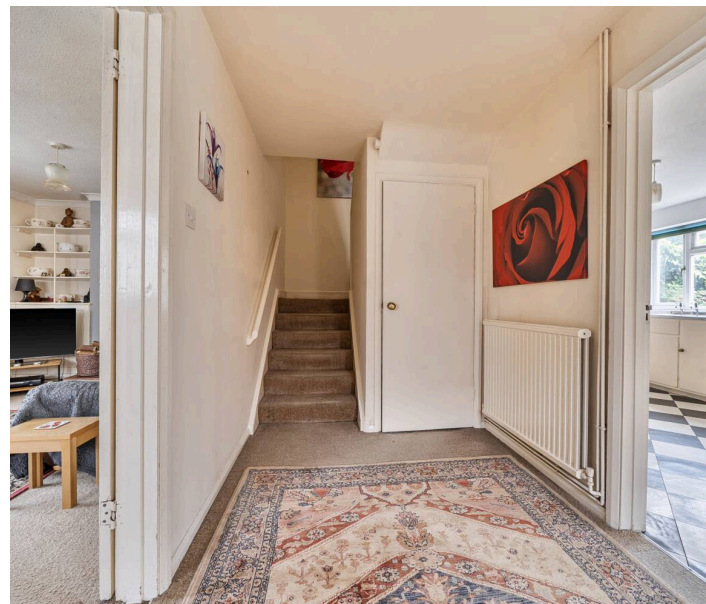
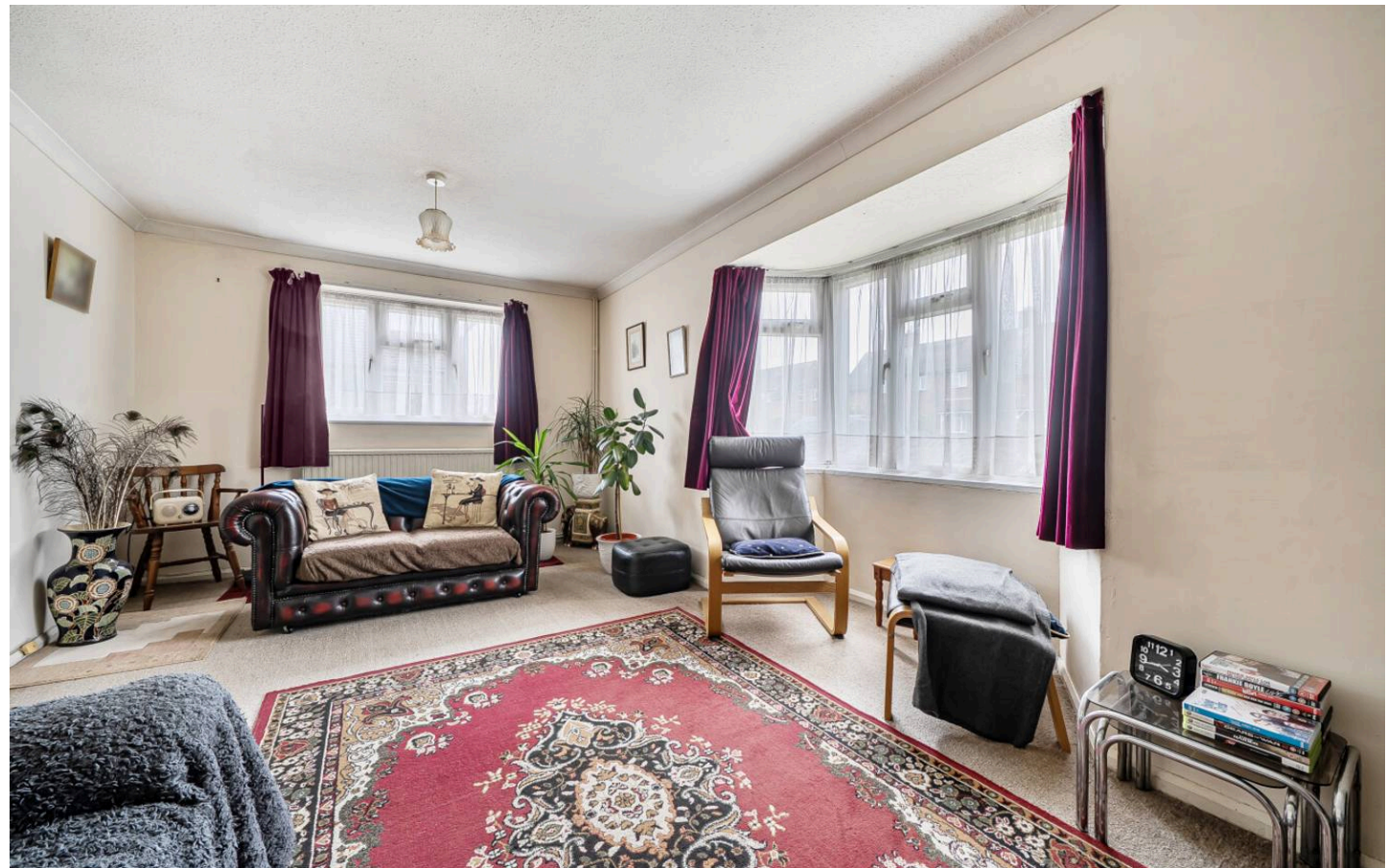
This semi-detached home is ideally situated in a highly sought-after location, just moments from the scenic canal towpath, a local convenience store and within easy reach of Chichester city centre.

Offered with vacant possession, the property features a bright dual-aspect sitting room, a spacious kitchen/dining room and a practical ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms and a bathroom.

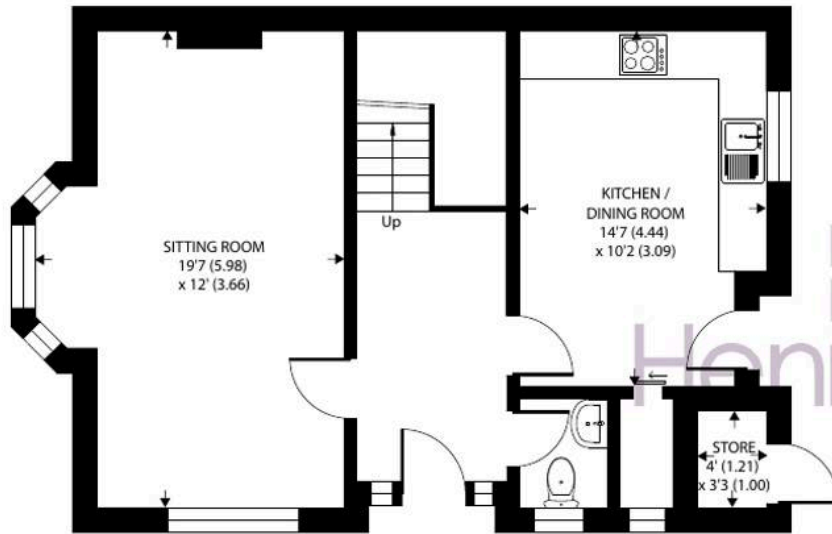
Outside, the property benefits from a private garden, driveway and garage.

While modernisation and updating are required, this home presents an excellent opportunity to create a stylish and comfortable living space, with fantastic potential.

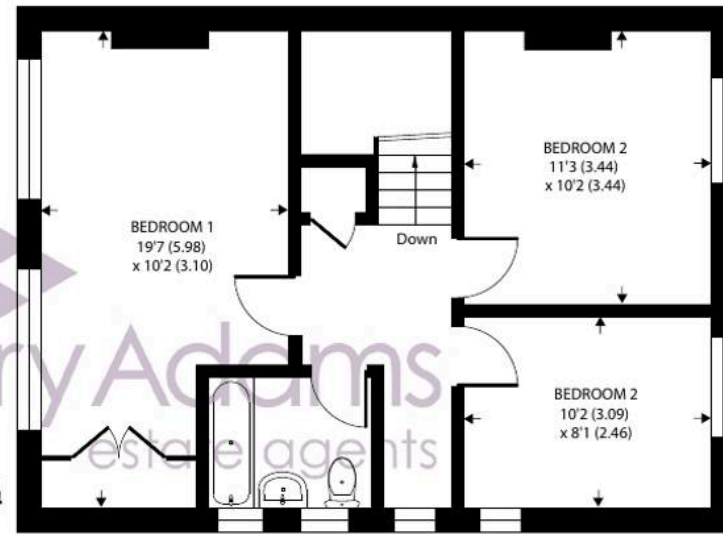
Chichester District Council - 26/27 Tax Band D £2,400.74
EPC-D



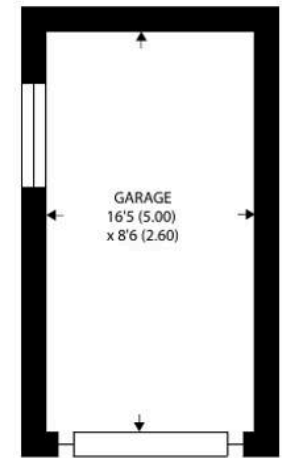




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1053 sq ft / 97.8 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Location - Donnington, with its parade of local shops, lies approximately one mile to the south of Chichester city centre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed south on the A286 Witterings Road. At the mini roundabout turn left into St George's Drive (B2201) and then take the first turning on the right into Selsey Road. No 13 is on the left. What3words - puppy.spoken.spirit

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

