



**17 Acorn Close, Selsey, PO20 9HL**

Guide Price **£350,000** Freehold

# 17 Acorn Close

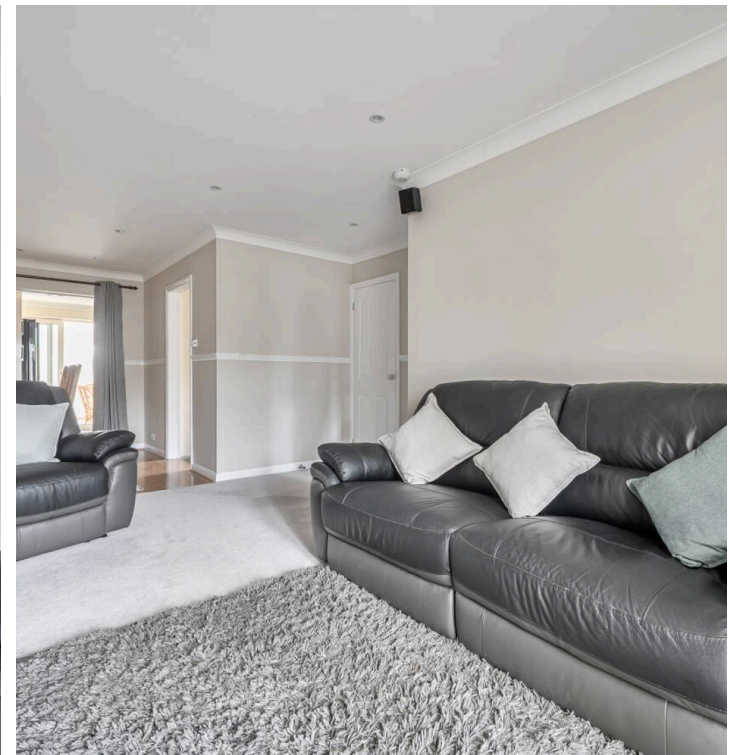
Selsey, Chichester

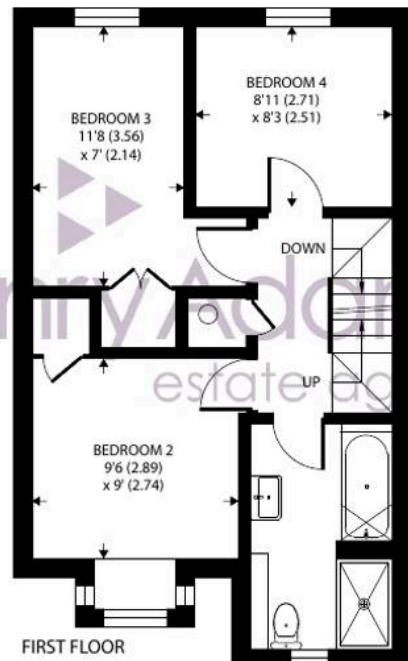
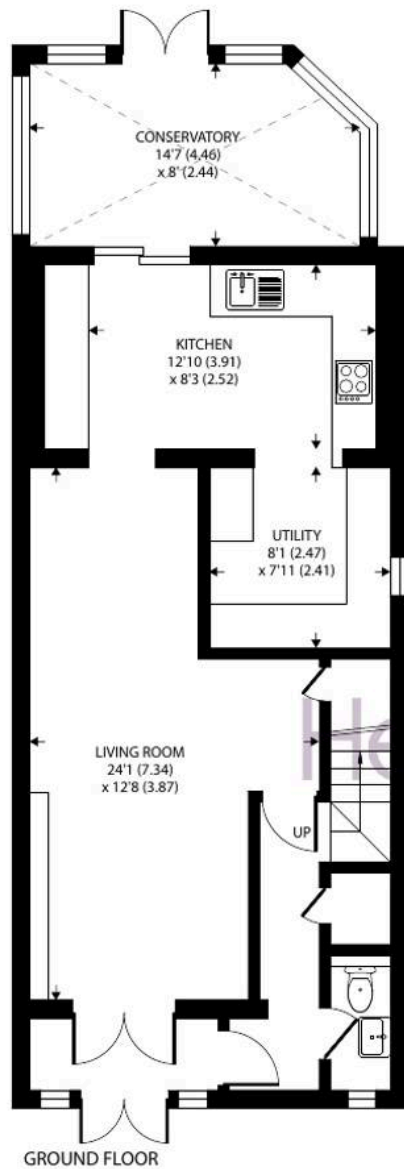
Nestled within a cul-de-sac, this extended semi-detached house offers a harmonious blend of modern lifestyle and charm and has been subject to full re-decoration over the course of 2024. Boasting four bedrooms, this residence is a testament to meticulous design and attention to detail.

Upon entering, one is greeted by a spacious living/dining room that extends an impressive 24ft in length, providing an ideal setting for both relaxation and entertainment. The kitchen is thoughtfully designed with a all appliances included & a separate utility room, offering practicality and convenience for every-day living. A conservatory seamlessly connects to the westerly facing garden, flooding the space with natural light and creating a seamless transition between indoor and outdoor living.

The accommodation further comprises a cloakroom, an en-suite shower room to the main top floor bedroom, and a family bathroom which enjoys both a bath and separate walk in shower, each exuding functionality. For those in need of storage space or looking to pursue hobbies, a garage provides ample room for such endeavours. Additionally, off-road parking ensures convenience for residents.

Council Tax band: C (to be re-assessed on sale)





Denotes restricted  
head height



Approximate Area = 1313 sq ft / 121.9 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Total = 1349 sq ft / 125.2 sq m

For identification only - Not to scale





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Selsey, Chichester

Extended semi-detached home. 24ft living/dining area, kitchen with utility room. Conservatory, westerly garden. En-suite & family bathroom. Garage and off-road parking.

Council Tax band: C - £2243.91 to be reassessed on sale)

EPC Energy Efficiency Rating: C

- Extended semi detached house set in cul-de-sac position
- Four bedrooms
- Living/dining room which extends to 24ft in length
- Kitchen with separate utility room
- Conservatory opening to the westerly facing garden
- Cloakroom, en-suite shower room & family bathroom
- Garage & off road parking
- New Combi boiler Feb 2026
- Located in a popular quiet close a short walk from local shops, schools and amenities





## Henry Adams - Selsey

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