



6 Orpen Place, Selsey, PO20 0EN

Guide Price £265,000 Freehold

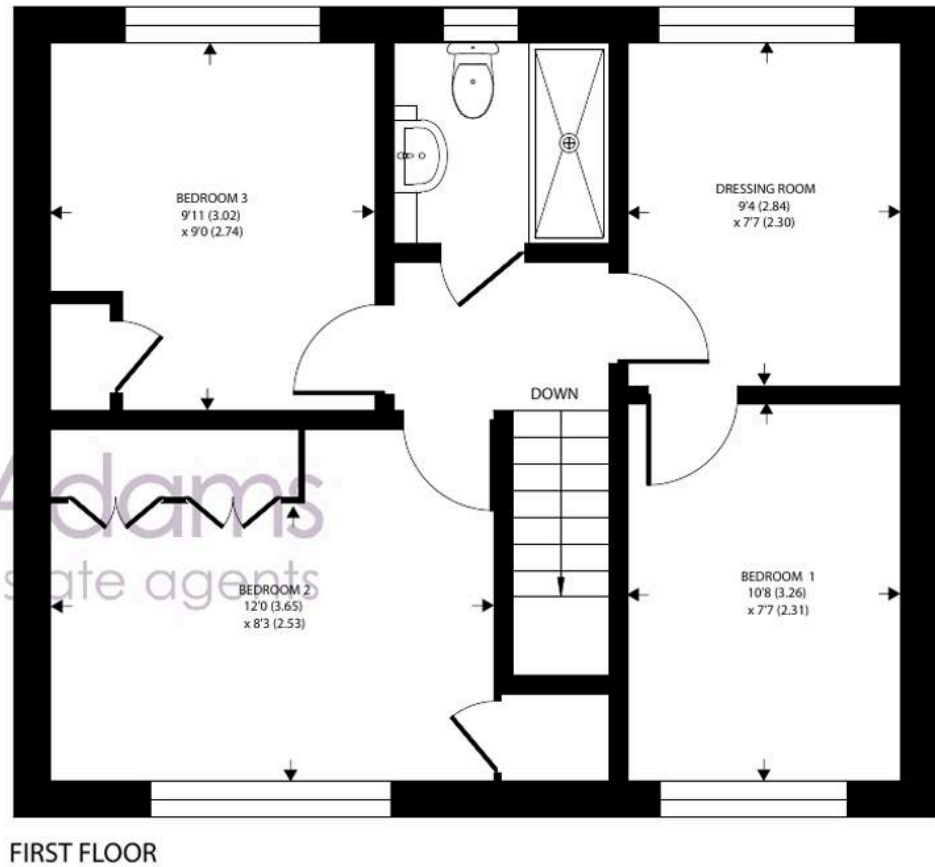
# 6 Orpen Place

Selsey, Chichester

This end terraced house offers flexible accommodation, ideal for families or those seeking additional space to work from home. The property features three well-proportioned bedrooms, with the added benefit of a dressing room serving the main bedroom that could easily be utilised as a fourth bedroom if required. The ground floor is arranged to provide an L-shaped living room, perfect for both relaxation and entertaining, as well as a separate dining/family room that offers space for family meals, a home office or somewhere to 'chill'. The property is offered with no onward chain, making it an attractive option for buyers looking for a straightforward purchase. Located within close proximity to a range of shops, primary and secondary schools, bus stop and the beach.

- End terraced house
- Three bedrooms with the option to use a dressing room as a 4th
- L-shaped living room
- Dining room
- No onward chain
- South facing garden
- Close proximity to shops, bus route & beach
- Off road parking for 1 car





Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale





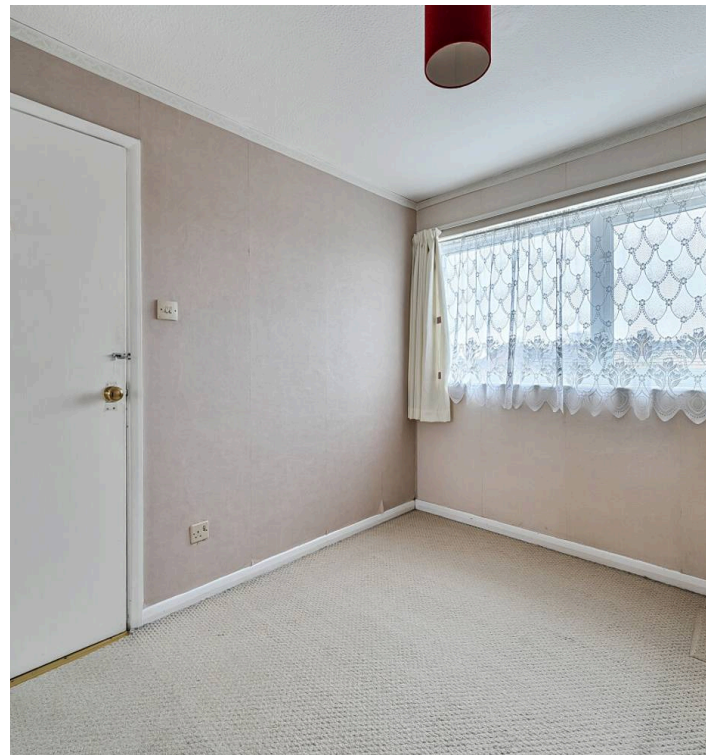
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To the front, the garden is laid to lawn, complemented by established flower beds, and provides off road parking for one vehicle. Side access leads to the rear garden, which enjoys a desirable south facing aspect, ensuring plenty of sunlight throughout the day. The rear garden features a paved seating area, ideal for outdoor dining or relaxing, as well as a lawn bordered by a variety of flowers and shrubs. A wooden shed offers useful storage for gardening tools and outdoor equipment. Rear access leads conveniently back to the front, making the garden easily accessible. This outside space provides a private setting for children to play or for adults to unwind. The home offers the opportunity to acquire a versatile property with significant potential in a sought-after location.

Council Tax band: C

EPC Energy Efficiency Rating: D





## Henry Adams - Selsey

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