



35 Grove Road, Selsey, PO20 0AS

Guide Price **£545,000 (Freehold)**

35 Grove Road

Selsey, Chichester

We are pleased to present this deceptively spacious detached chalet style family home. Situated within 500m to the beach, this property offers a perfect blend of comfort, style, and convenience.

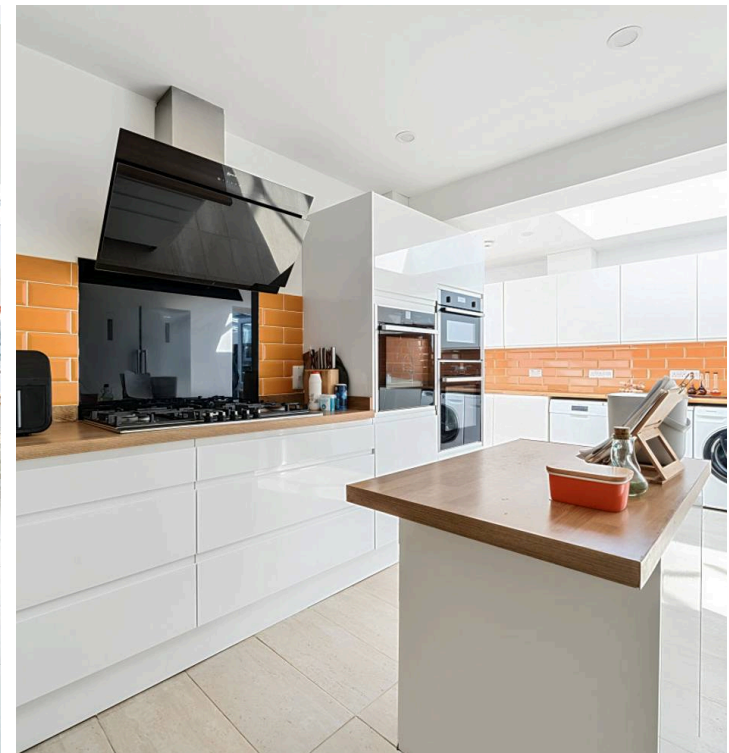
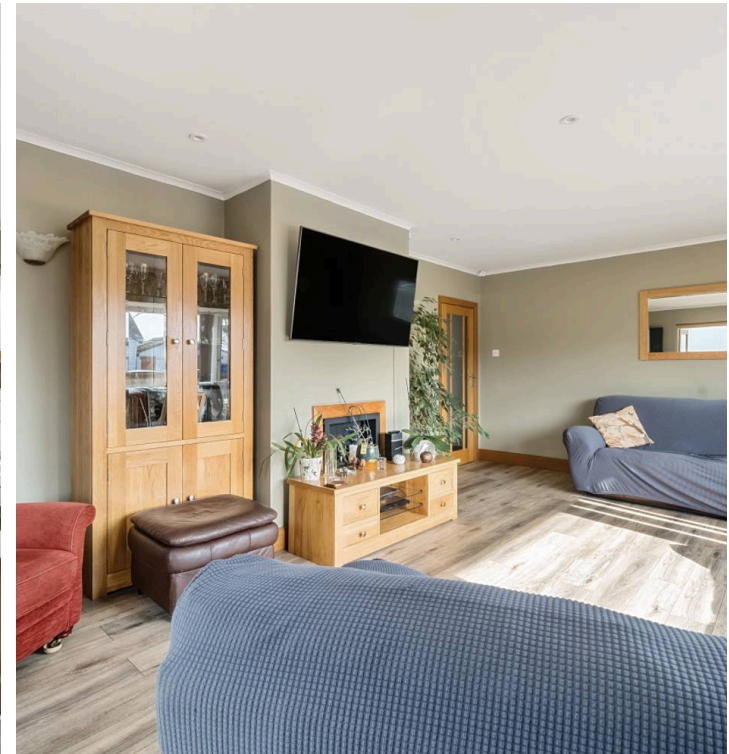
Upon entering the home, you are greeted by an entrance hall that leads to the dining room. The property comprises five double bedrooms, providing ample accommodation for a growing family or guests. The layout is thoughtfully designed to offer flexible multi generational living possibilities, with the option to create separate living spaces for added privacy and comfort.

The ground floor features a spacious living room, ideal for relaxing and entertaining, as well as a separate dining room and a convenient home office - perfect for those who work remotely or require a dedicated workspace. The main home also boasts three bathrooms, with one being en-suite to the main bedroom. In addition to the main house, there is a detached annexe bedroom with its own en-suite shower room, offering further accommodation options for guests or extended family members. This versatile space could also serve as a home gym, studio, or workshop, depending on the buyer's needs and preferences.

The heart of this home is the generous 7.66m x 6.22m L-shaped kitchen breakfast room, complete with modern fixtures and fittings, ample storage, and space for dining, making it the perfect spot for gathering with family and friends.

- Deceptively spacious detached chalet style family home

- Five double bedrooms within the main home





Approximate Area = 2111 sq ft / 196.1 sq m
Annexe = 137 sq ft / 12.7 sq m
Total = 2248 sq ft / 208.8 sq m

For identification only - Not to scale





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Added benefits of the home include gas central heating, solar panels and electric car charging point installed at the front of the home.

Outside, the property benefits from gated off-road parking for 4/5 cars, ensuring convenience and security for homeowners and visitors alike.

Council Tax band: E - £3,085.39

EPC Energy Efficiency Rating: C

- Deceptively spacious detached chalet style family home
- Five double bedrooms within the main home
- Flexible multi generational living possibilities
- Living room, dining room and home office
- Four bathrooms with 2 being en-suite
- Detached annexe bedroom with en-suite shower room
- Generous 7.66m x 6.22m L-shaped kitchen breakfast room
- Gated off road parking for 4/5 cars
- Located within 500m of the beach





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.