



**77 Grafton Road, Selsey, PO20 0JB**

Guide Price **£350,000** Freehold

# 77 Grafton Road

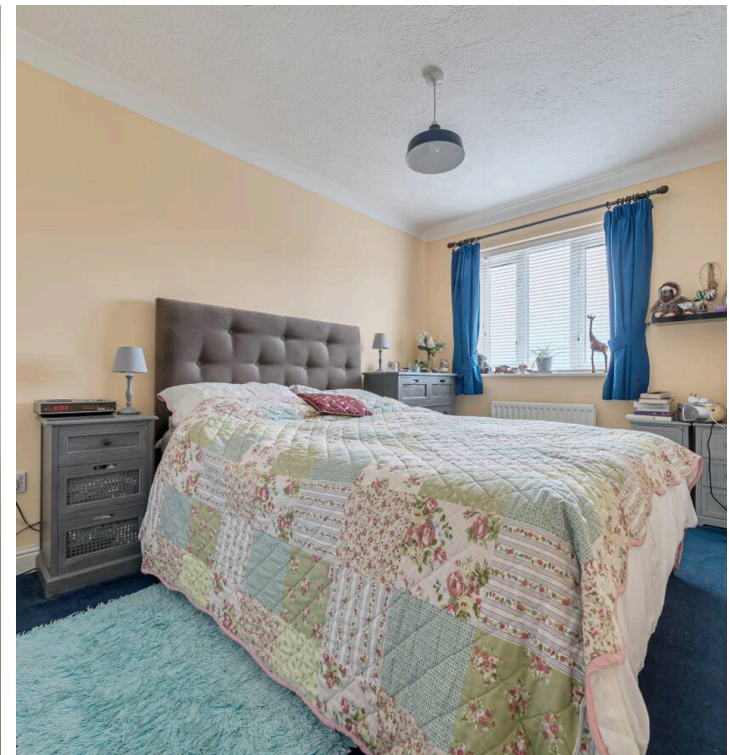
Selsey, Chichester

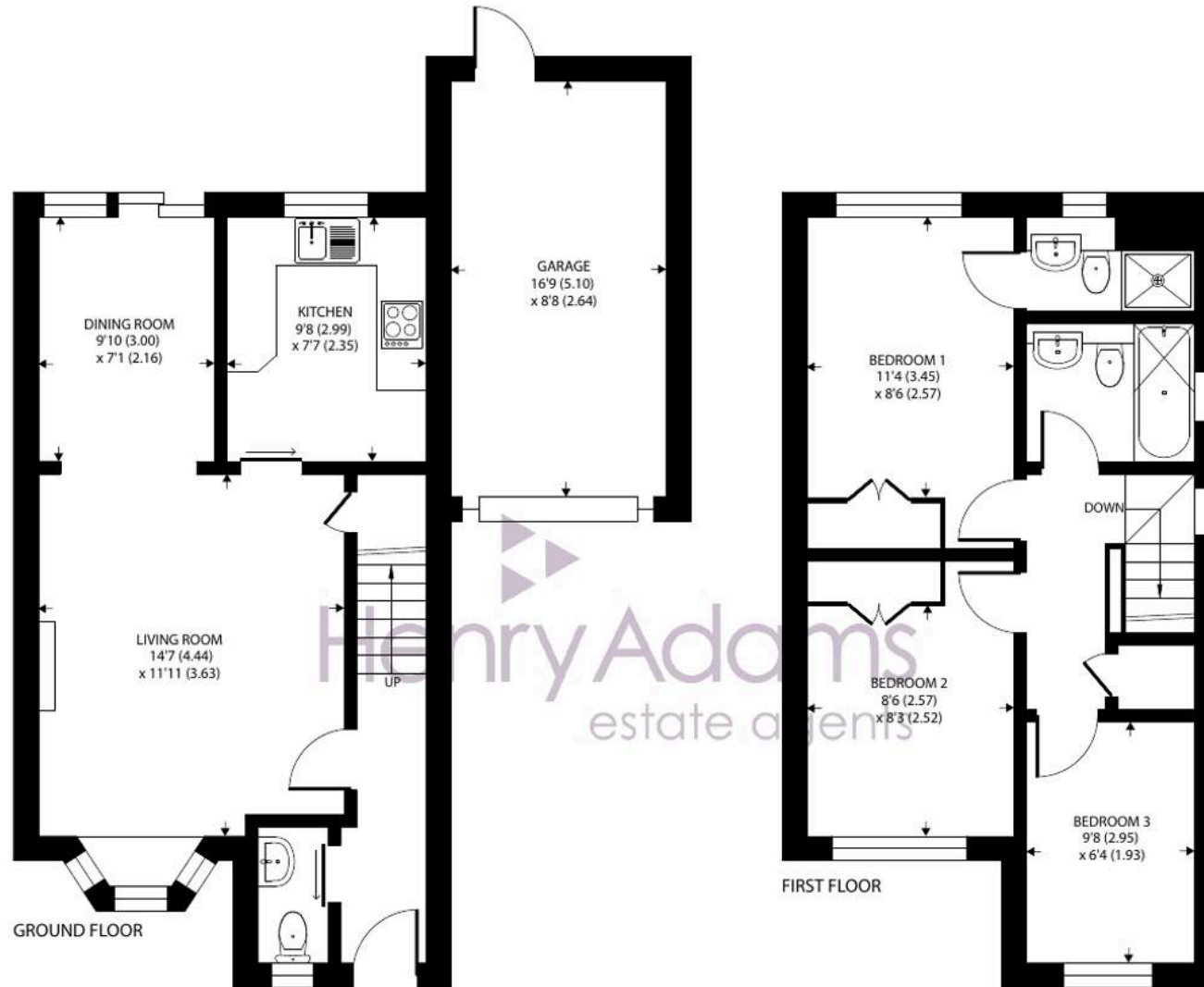
The opportunity presents itself with this link detached house, ideally situated within a mere 350m proximity to the beach, nestled on the peripheral of the 'Broadreeds' sea facing development.

On the ground floor, a seamless flow exists between the open-plan living and dining area, that bathes the space in natural light. This configuration not only creates an inviting atmosphere for relaxation or entertaining but also promotes a sense of airiness. The accommodation on the first floor comprises: a main bedroom which boasts the convenience of an en-suite shower room, two further bedrooms and a family bathroom. On the ground floor a convenient cloakroom, ensuring that practicality remains at the forefront of design.

In addition to the allure of its interiors, this residence offers practical amenities that further elevate its appeal. A driveway with space for a couple of cars, complemented by the convenience of a garage, provides ample parking options for residents. To the front there is an attractive lawned garden. Completing this enticing package is a private, not-overlooked rear garden.

N.B. Please note this property has an electrical substation adjacent to the rear boundary





Approximate Area = 852 sq ft / 79.1 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 997 sq ft / 92.5 sq m

For identification only - Not to scale





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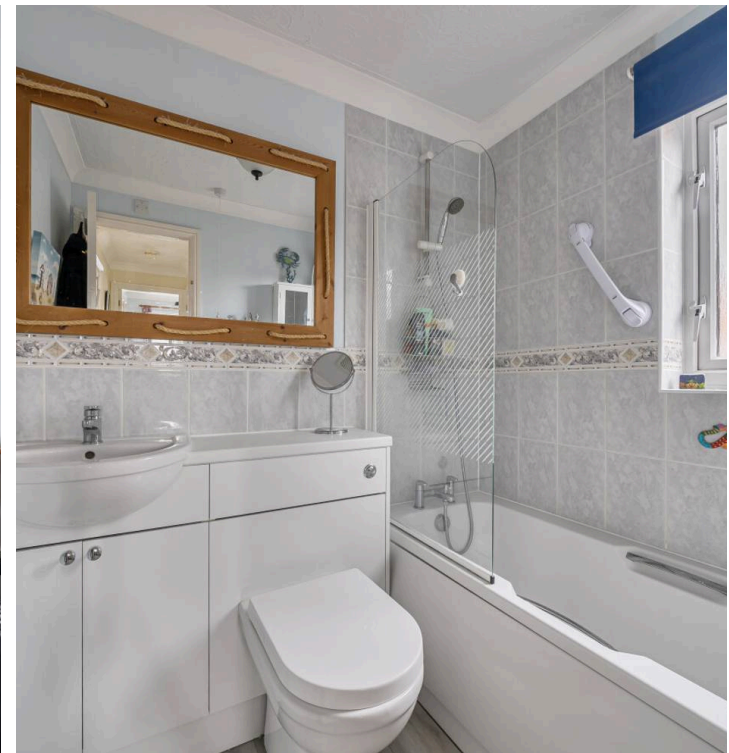
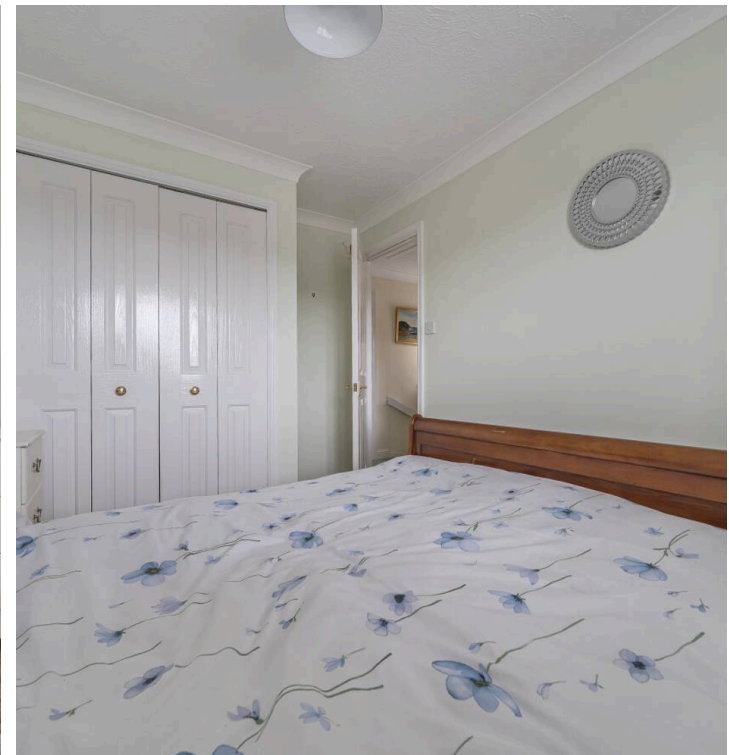
Selsey, Chichester

Detached house 350m from the beach with open-plan living/dining room, en-suite main bedroom, family bathroom, garage, driveway, front and rear gardens. Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached house located within 350m of the beach
- Three bedrooms
- Living room & dining room/area
- Cloakroom, family bathroom and en-suite shower room
- Kitchen
- Driveway with parking for 2 cars
- Garage with light and power
- Wall & fence enclosed garden





## Henry Adams - Selsey

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