



11 Hunnisett Close, Selsey, PO20 0FH

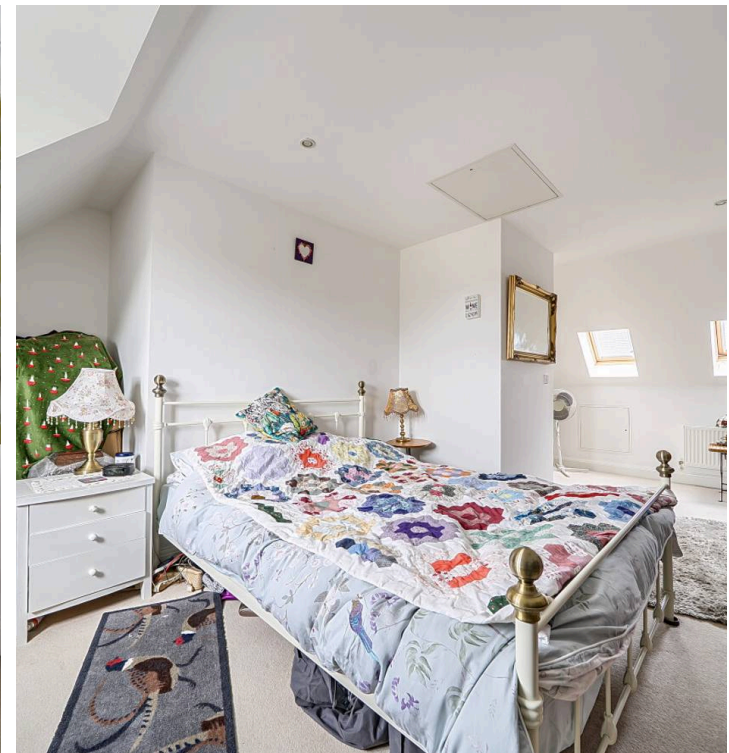
Guide Price £385,000 Freehold

# 11 Hunnisett Close

Selsey, Chichester

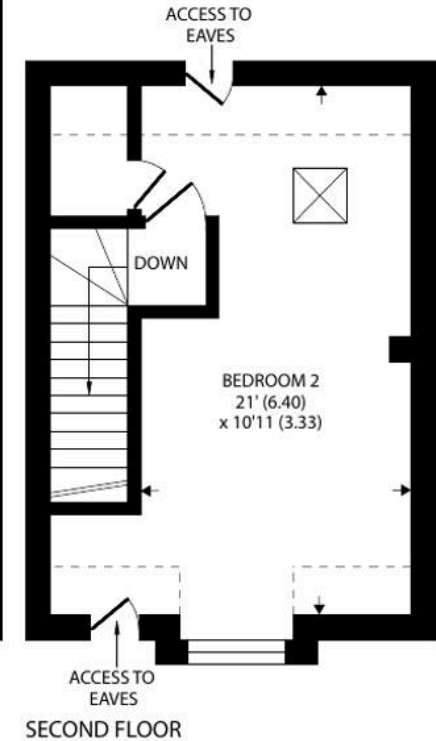
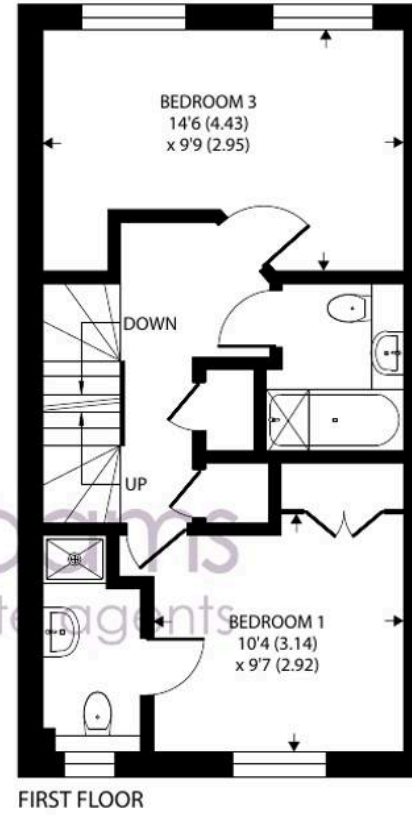
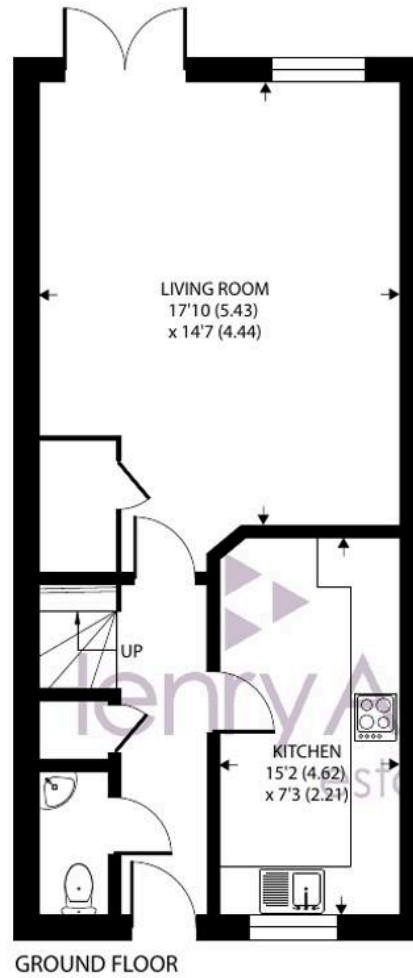
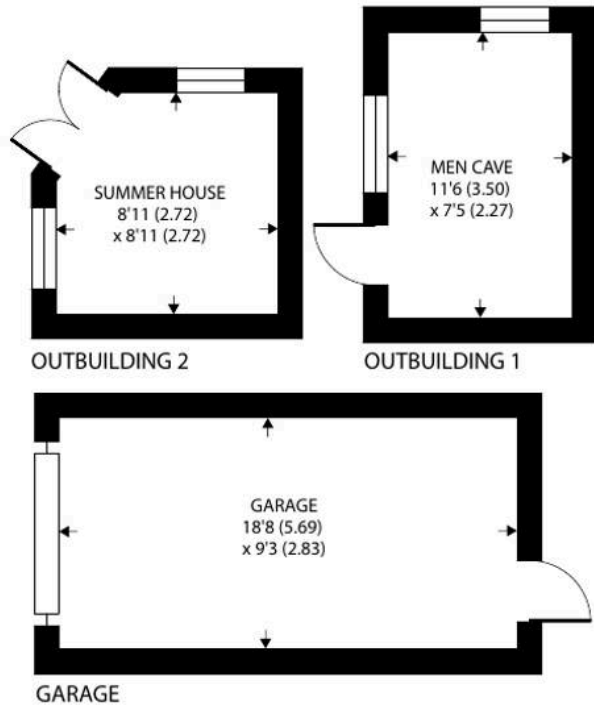
This end terraced townhouse, spread over 3 floors, offers spacious and versatile accommodation, situated in a cul-de-sac location. The property features three double bedrooms, including a principal bedroom with an en-suite shower room, as well as a modern family bathroom. The welcoming living room enjoys an abundance of natural light and benefits from French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The kitchen is designed to maximise storage and workspace, making it both practical and stylish. Additional highlights include a private driveway providing off-road parking for two cars (one in front of the other), a garage with an up and over door, light, power, and a personal door leading to the garden. This home also offers a useful 'man cave', complete with light and power, ideal for hobbies or additional storage along with a summer house to the front.

- End Terraced Townhouse
- Three Double Bedrooms
- Living room with French doors to the garden
- En-Suite Shower Room & Family Bathroom
- Corner plot garden that wraps around 3 sides of the home
- Driveway & Garage
- Cul-de-sac location
- 'Man Cave' with light & power & summer house





Denotes restricted head height



Approximate Area = 1171 sq ft / 108.7 sq m  
Limited Use Area(s) = 48 sq ft / 4.4 sq m  
Garage = 171 sq ft / 15.8 sq m  
Outbuilding = 161 sq ft / 14.9 sq m  
Total = 1551 sq ft / 143.8 sq m

For identification only - Not to scale





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The outside space is a standout feature, with gardens that wrap around three sides of the property, offering East, South, and West facing aspects to ensure sunlight throughout the day. To the rear, there is a paved seating area, perfect for alfresco dining or relaxing, with the remainder of the garden laid to stone for ease of maintenance and edged with attractive flower borders. The side garden includes further stone landscaping, established vegetable beds for keen gardeners, and the afore-mentioned 'man cave' with power. At the front of the property, there is a well-kept lawn, a patio area, and a charming wooden summer house, providing a tranquil retreat. This delightful home combines living space with thoughtfully landscaped gardens, making it ideal for families, professionals, or anyone seeking a comfortable and well-maintained home in a desirable location.

Council Tax band: D - £2,524.4

EPC Energy Efficiency Rating: C





## 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.