



**8 The Close, Selsey, PO20 0ET**

Guide Price **£415,000** Freehold

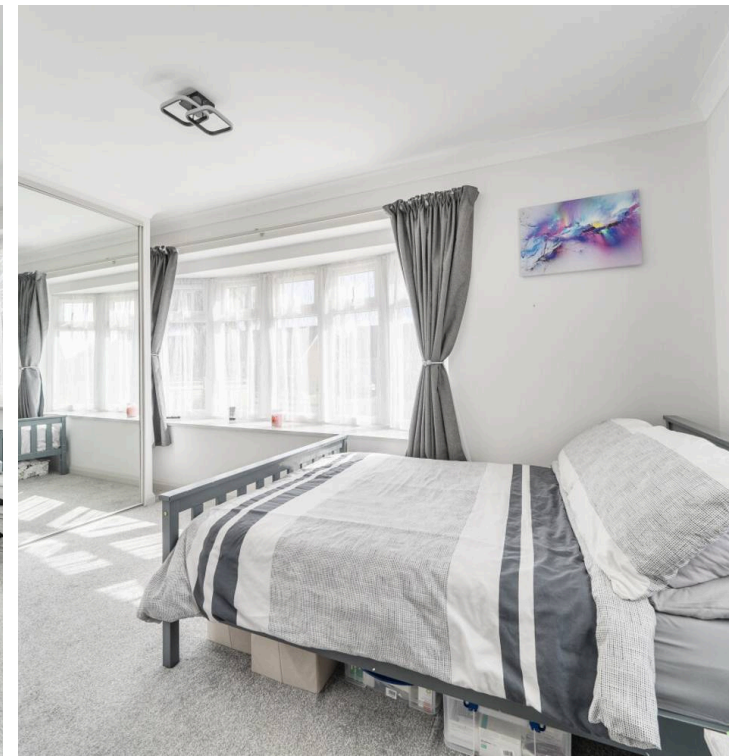
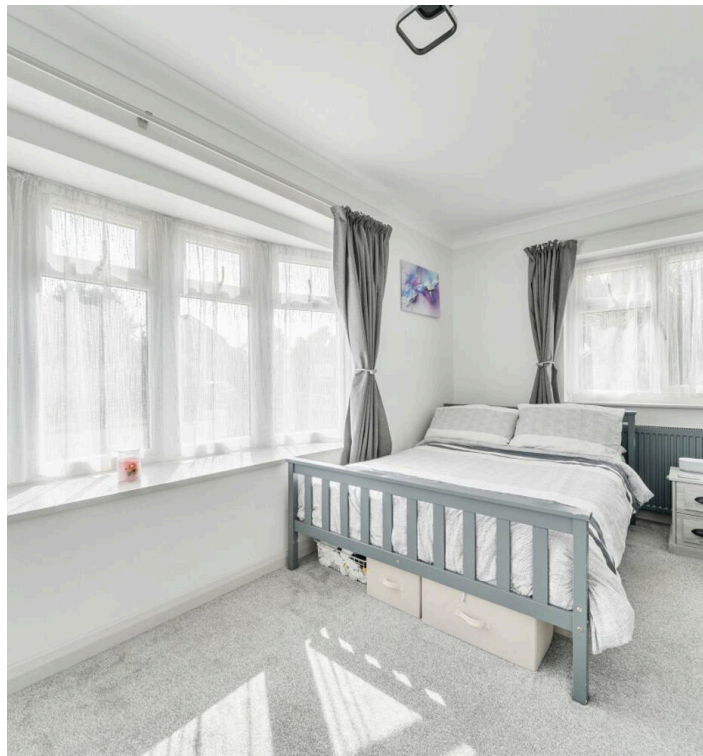
 **Henry Adams**  
estate agents

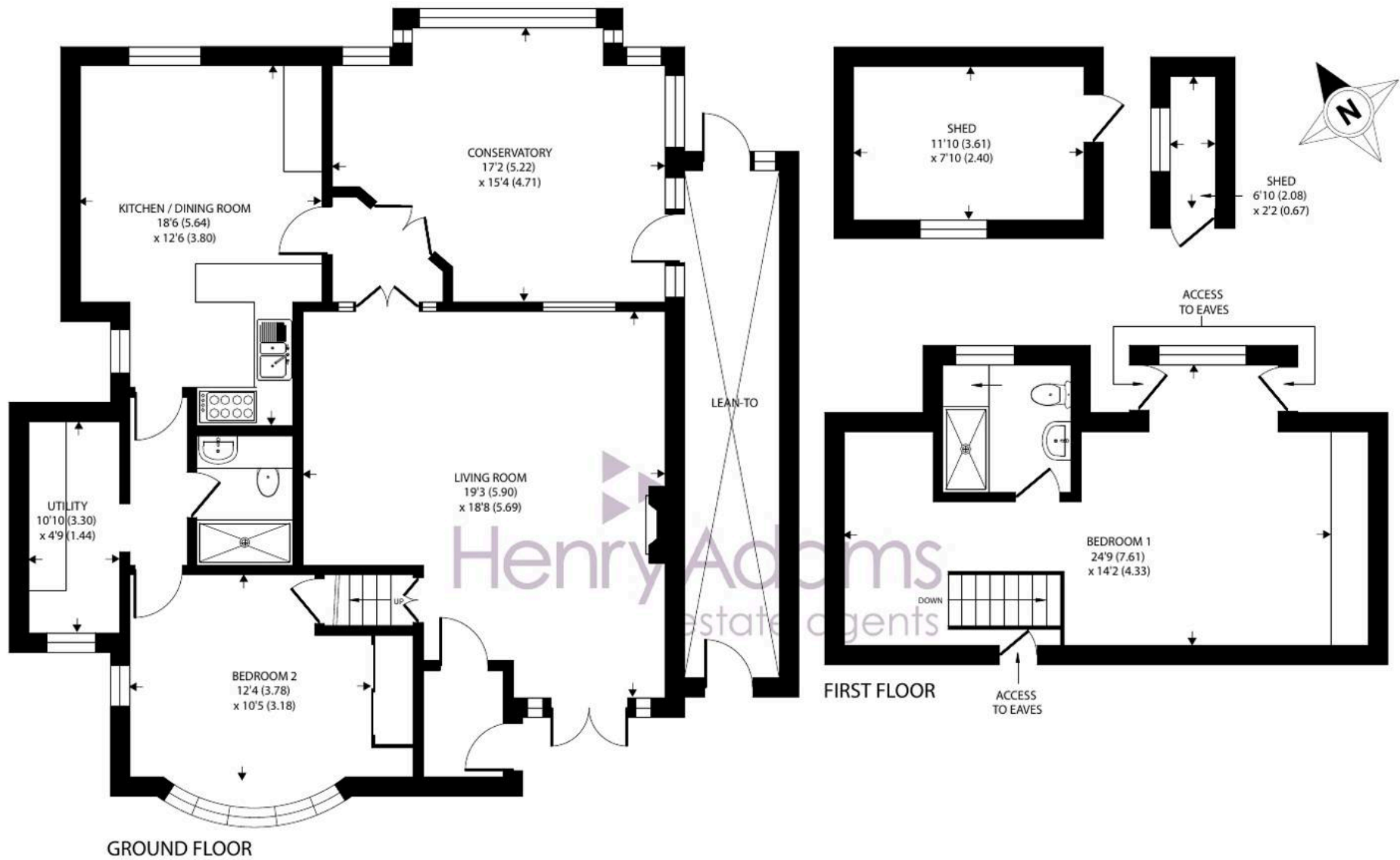
## 8 The Close

Selsey, Chichester

This detached chalet style bungalow offers a superb opportunity to acquire a versatile and well-presented home in a desirable cul-de-sac location, just 250 metres from the beach. The property features two double bedrooms, with one conveniently situated on the ground floor and the main bedroom on the first floor, benefitting from an en-suite shower room. An additional ground floor shower room ensures practicality and comfort for all. The spacious living room provides a welcoming space for relaxation with feature brick built fireplace and railway sleeper style mantle, while the dining kitchen is ideal for both every-day meals and entertaining. A bright conservatory overlooks the rear garden, offering an additional sitting area, and a separate utility room adds valuable extra storage and workspace. The home benefits from off road parking to the front, making it ideal for those with vehicles or visitors.

- Detached chalet style bungalow
- Two double bedrooms (1 ground floor & 1st floor)
- Two Shower Rooms (1 ground floor & en-suite to main bedroom)
- Spacious living room
- Dining Kitchen
- Conservatory & utility room
- Off road parking
- Desirable cul-de-sac location within 250m of the beach





Approximate Area = 1432 sq ft / 133 sq m (lean-to)

Outbuildings = 108 sq ft / 10 sq m

Total = 1540 sq ft / 143 sq m

For identification only - Not to scale





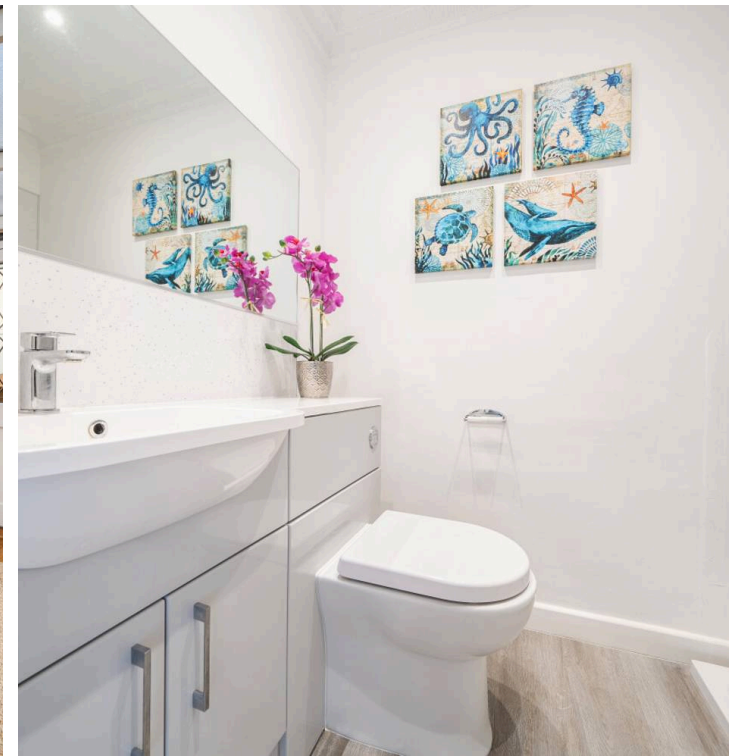
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The outside space is thoughtfully designed to maximise both practicality and enjoyment. The frontage is laid to stone, providing additional off road parking and ease of maintenance. The rear garden is mainly laid to lawn, offering a green space, complemented by paved seating areas perfect for al fresco dining or relaxing in the sun. Well-established flower and shrub borders add colour and interest throughout the seasons. Two wooden sheds provide ample storage for garden tools and equipment, while a wooden pergola creates a charming focal point and a shaded retreat. The driveway and front area offer off road parking for one or two cars (depending on size), ensuring convenience for homeowners and guests. This delightful garden space, combined with the property's proximity to the beach and local amenities, makes it an ideal choice for those seeking a tranquil coastal lifestyle.

Council Tax band: C - £2,243.91

EPC Energy Efficiency Rating: D





## 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.