



14 Gill Way, Selsey, PO20 0EX

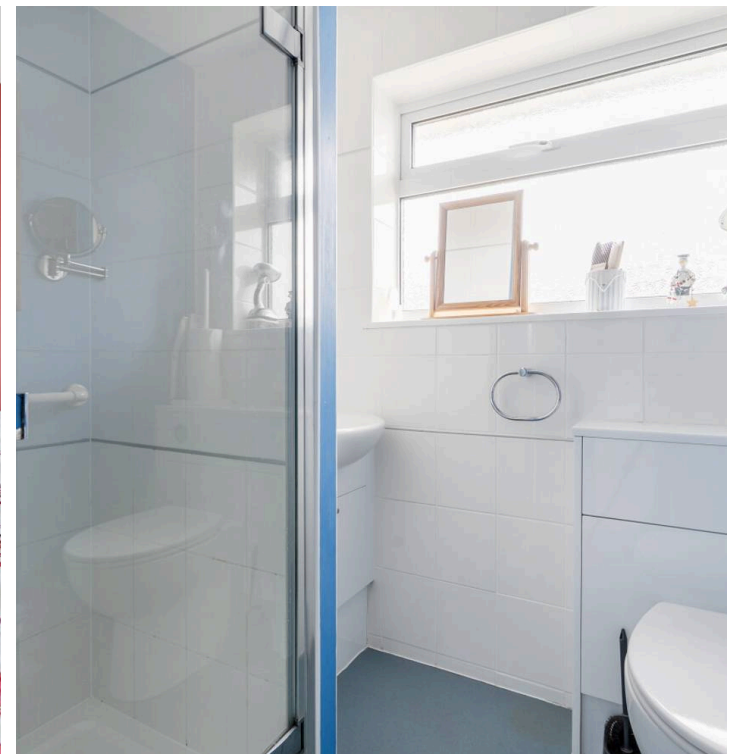
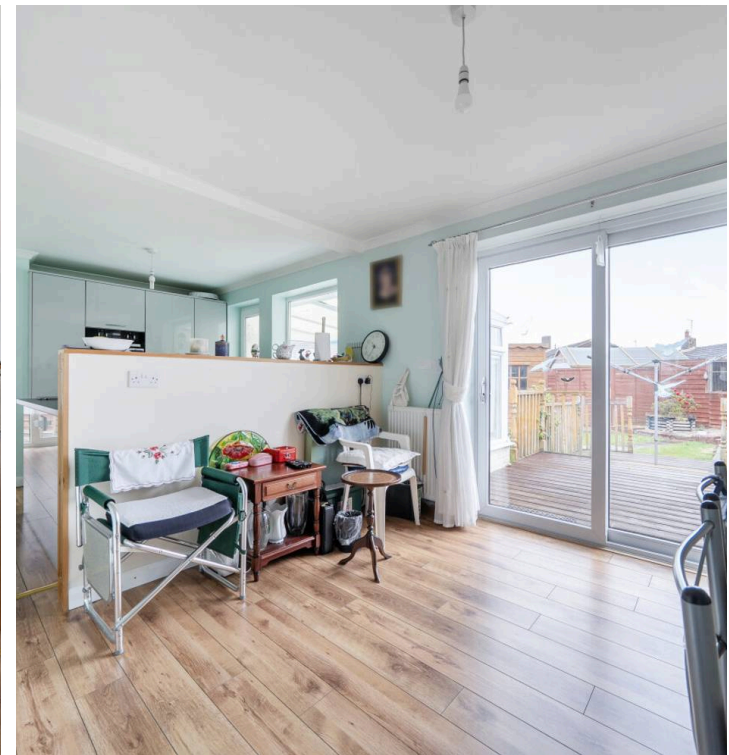
Guide Price £375,000 Freehold

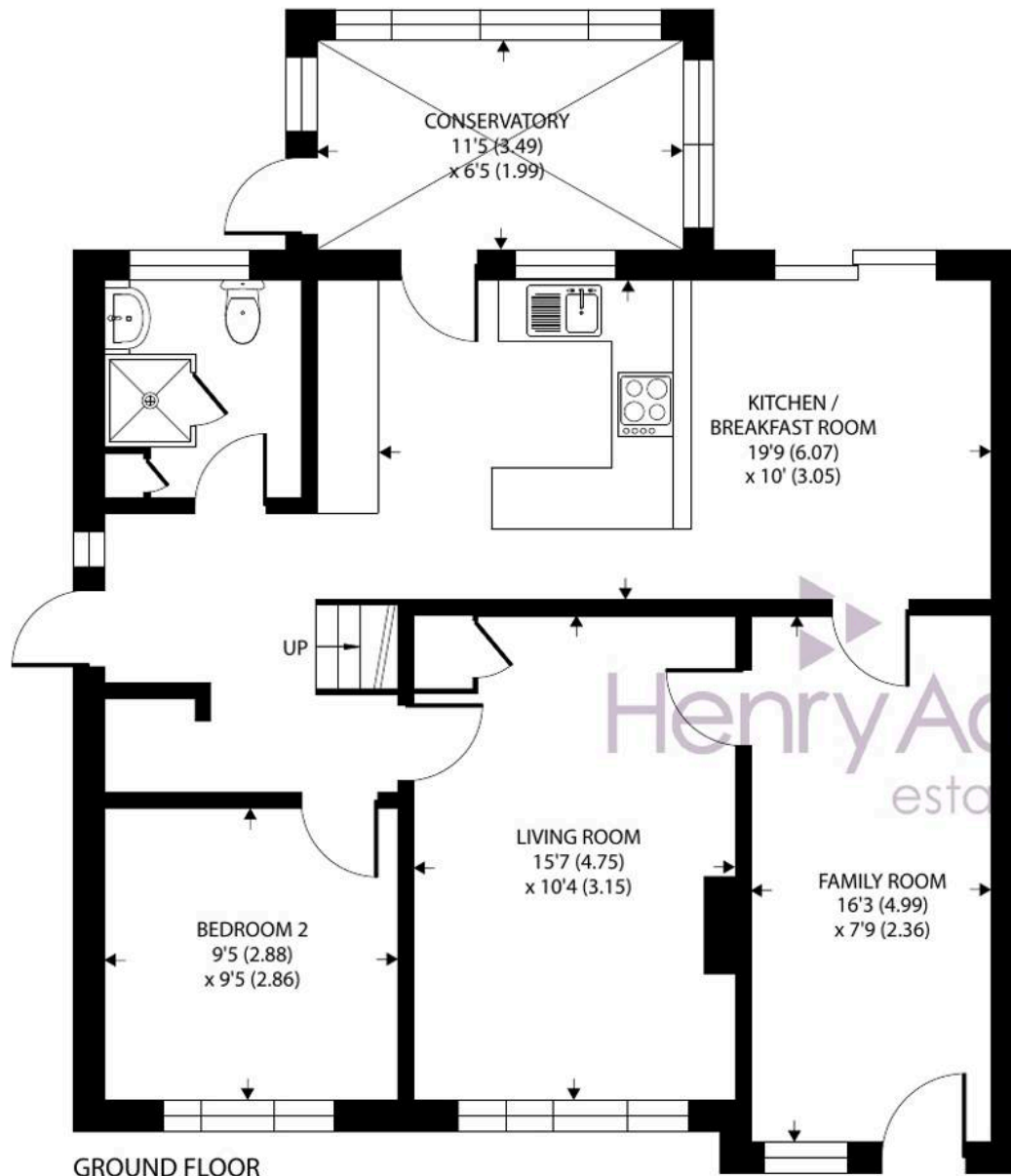
# 14 Gill Way

Selsey, Chichester

Situated in a desirable cul-de-sac on the eastern side of Selsey, this semi-detached chalet style home offers versatile accommodation and a relaxed coastal lifestyle. The property features three bedrooms, with two located on the first floor and one conveniently situated on the ground floor. The living room provides a comfortable space for relaxation, while a separate family room offers flexibility for entertaining or as a playroom. The kitchen breakfast room provides ample space for informal dining and every-day living. A conservatory at the rear of the home allows for year-round enjoyment of the garden views. The ground floor also benefits from a shower room, and bedroom three is enhanced by its own WC and wash hand basin. This property is offered with no onward chain, providing a straightforward purchase opportunity, and benefits from off-road parking. Its location within 250 metres of the beach makes this an ideal choice for those seeking a seaside retreat or a family home close to the coast.

- Semi detached chalet style home
- Three bedrooms, 2nd on the 1st floor and 1 on the ground floor
- Living room & separate family room
- kitchen breakfast room
- Conservatory
- Ground floor shower room
- Bedroom 3 with w/c and wash hand basin
- Desirable cul-de-sac on the Eastern side of Selsey
- Located within 250m of the beach
- NO onward chain & off road parking





Approximate Area = 1174 sq ft / 109 sq m

For identification only - Not to scale





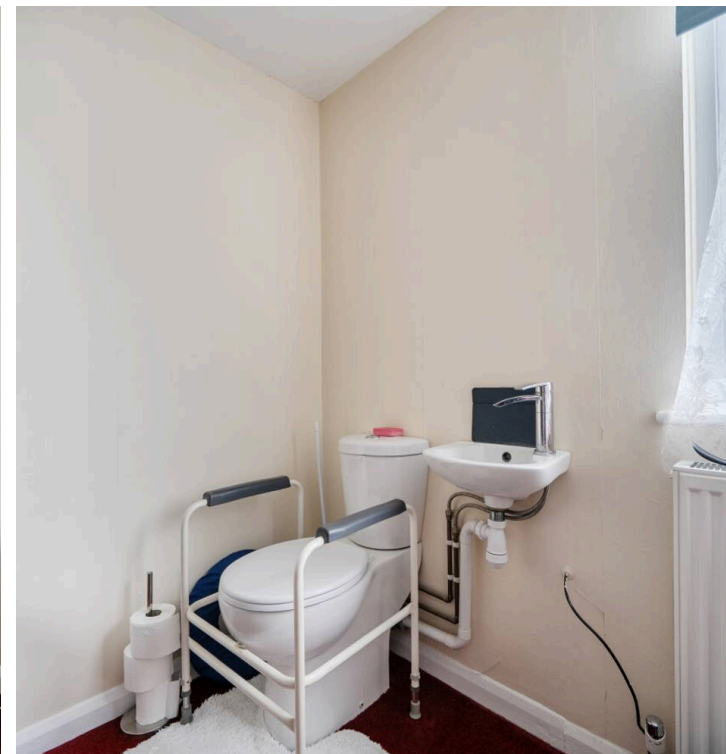
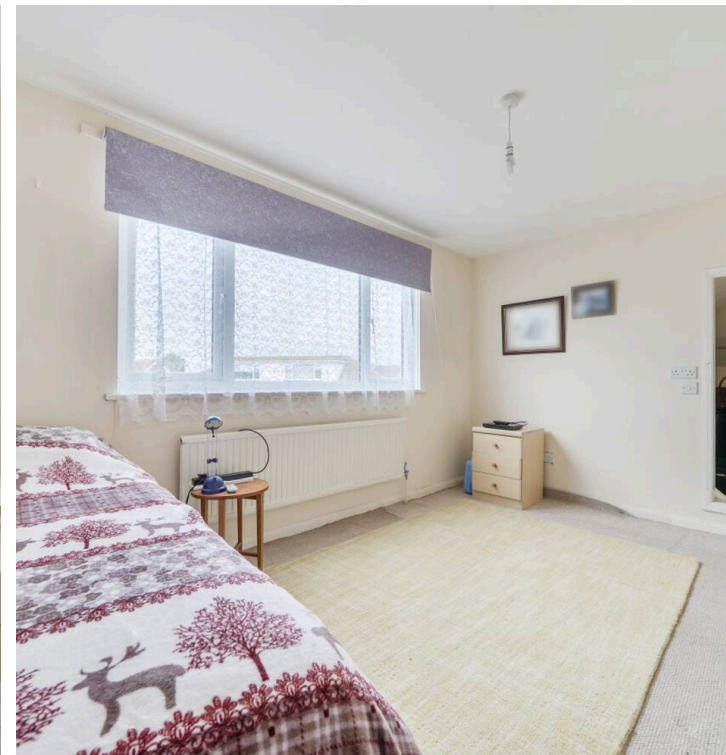
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The front of the property is laid to stone, ensuring ease of upkeep and offering the potential for additional parking if required. Occupying a corner position, the rear garden extends to the side of the home, providing a larger than average garden. The garden features an area of lawn, a section laid to shingle for low maintenance, and raised decking that creates a perfect spot for seating and al fresco dining. Two aviaries are included, offering a unique opportunity for bird enthusiasts, while two wooden sheds provide valuable storage space for tools and garden equipment. A summer house is also present, ideal for use as a home office, studio, or simply a quiet retreat to enjoy the garden surroundings. This property's combination of flexible accommodation, easy-to-maintain gardens, and proximity to the beach makes it a rare find in this popular location.

Council Tax band: D - £2,524.40

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.