



14 Ursula Avenue, Selsey, PO20 0HT

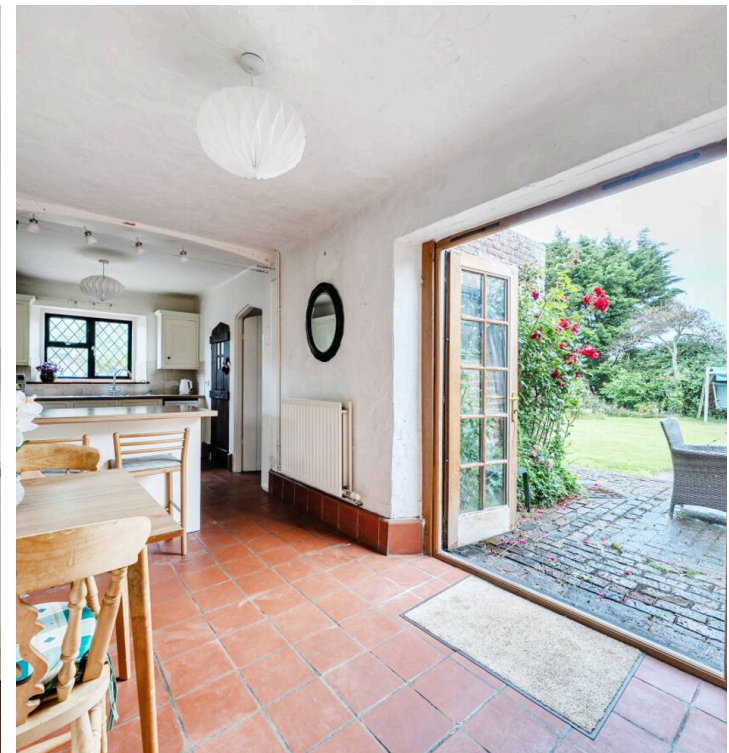
Offers Over £550,000 Freehold

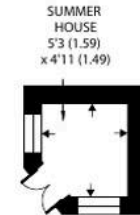
14 Ursula Avenue

Selsey, Chichester

This charming detached house, dating back to 1935, is a rare opportunity to acquire a property of character within 500 metres of the beach. Set on a generous plot of approximately one third of an acre, the home offers versatile accommodation with three double bedrooms and three reception rooms, ideal for family living or entertaining. The interior is brimming with period features, including original wooden door latches and a combination of wooden and tiled flooring, adding warmth and character throughout. The kitchen breakfast room is complemented by a practical walk in larder. The property also benefits from a driveway and additional space to park on the opposing side, along with a garage with plumbed sink and barn style doors, providing ample off road parking. Offered with no onward chain, this home presents an exciting opportunity for buyers seeking a distinctive residence in a highly desirable & quiet location.

- Detached house of character dating back to 1935
- Three double bedrooms
- Three reception rooms
- Located within 500m of the beach
- Plot of approx. 1/3 acre
- Character features to include wooden door latches, wooden & tiled flooring
- Additional fruit orchard
- Driveway & garage
- No onward chain





FIRST FLOOR



GROUND FLOOR

Approximate Area = 2106 sq ft / 195.6 sq m (includes garage and excludes store)

Outbuilding = 24 sq ft / 2.2 sq m

Total = 2130 sq ft / 197.8 sq m

For identification only - Not to scale



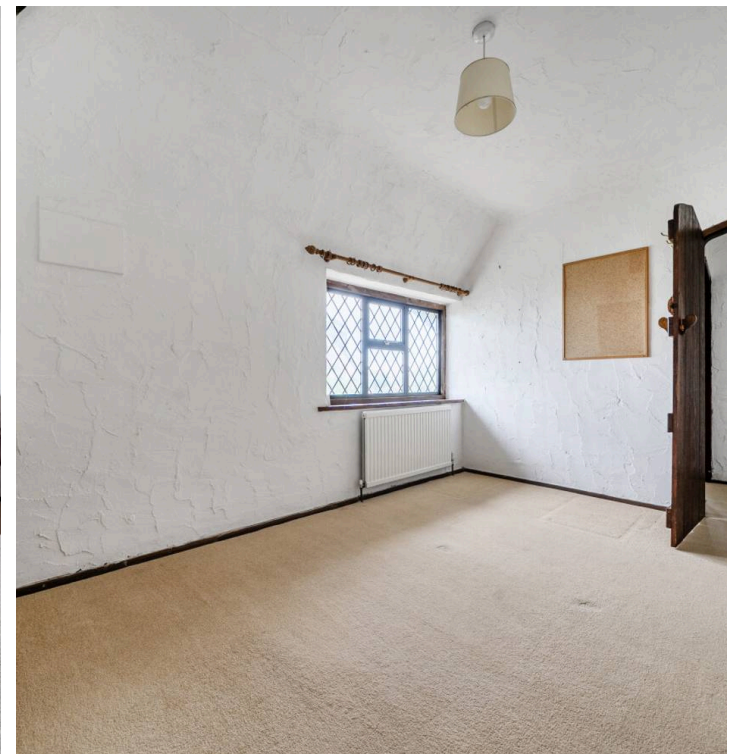


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The outside space is equally impressive, with the rear garden mainly laid to lawn and framed by mature borders, creating a private and tranquil setting along with a large shed and freestanding greenhouse. Twin side access leads to the front garden, which is also laid to lawn and features mature flower and shrub beds. Multiple paved seating areas offer ideal spots for al fresco dining or relaxing, while a wooden summer house provides additional space for hobbies or storage. Directly opposite the main residence (across the private lane), the property enjoys the rare benefit of an additional garden and orchard plot, enclosed by mature hedging for privacy. This area is mainly laid to lawn and includes well-established vegetable beds and a variety of mature fruit trees (perfect for keen gardeners or those seeking a taste of the good life). With its blend of character features, generous plot, and proximity to the beach, this property is a unique find in the local market. Council Tax band: E - £3,085.39

EPC Energy Efficiency Rating: E







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.