



**16 The Horseshoe, Selsey, PO20 9ES**

Guide Price **£340,000** Freehold

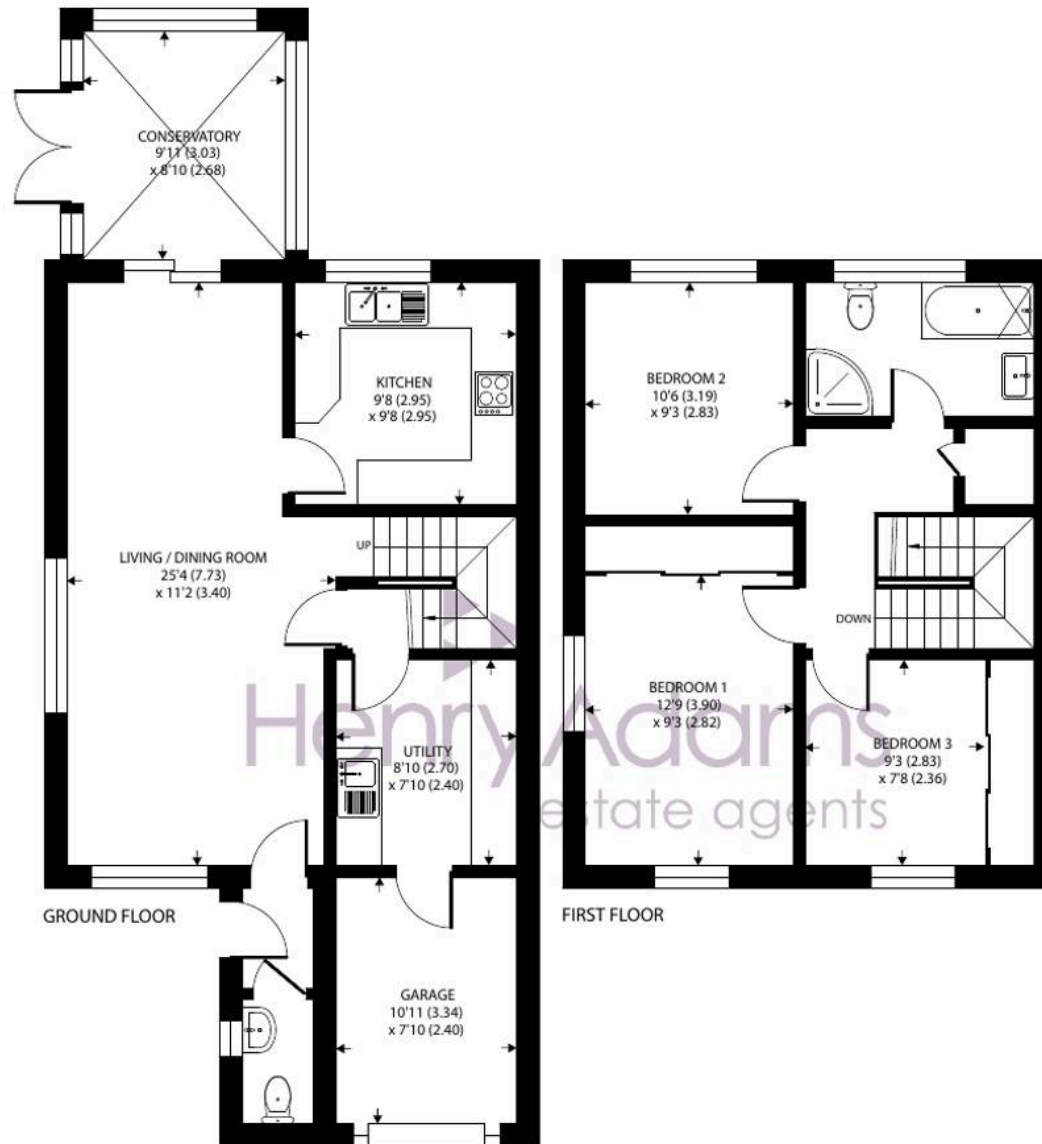
# 16 The Horseshoe

Selsey, Chichester

Offered to the market for the first time in 40 years, this beautifully presented semi-detached house occupies a desirable corner plot within a quiet cul-de-sac, just moments from the high street and its array of amenities. The property boasts three double bedrooms, providing ample space for family living or guests. The spacious living and dining room offers a welcoming setting for relaxation and entertaining, complemented by a bright conservatory that overlooks the garden and allows natural light to flood the home. The well-appointed kitchen is thoughtfully laid out and benefits from a separate utility room, ideal for additional storage and laundry needs. A private driveway provides convenient off-road parking and leads to the garage, which has been partially converted internally to create the utility room (retaining storage and access via an up and over door, with light and power supplied). This home combines comfort, practicality, and an enviable location, making it a rare opportunity in this sought-after area.

- Offered to the market for the 1st time in 40 years
- Beautifully presented semi detached house
- Three double bedrooms
- Living/dining room
- Conservatory
- Kitchen and separate utility room
- Driveway And Garage
- Corner plot positioning
- Cul-se-sac location in close proximity to the high street amenities





Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 80 sq ft / 7.4 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



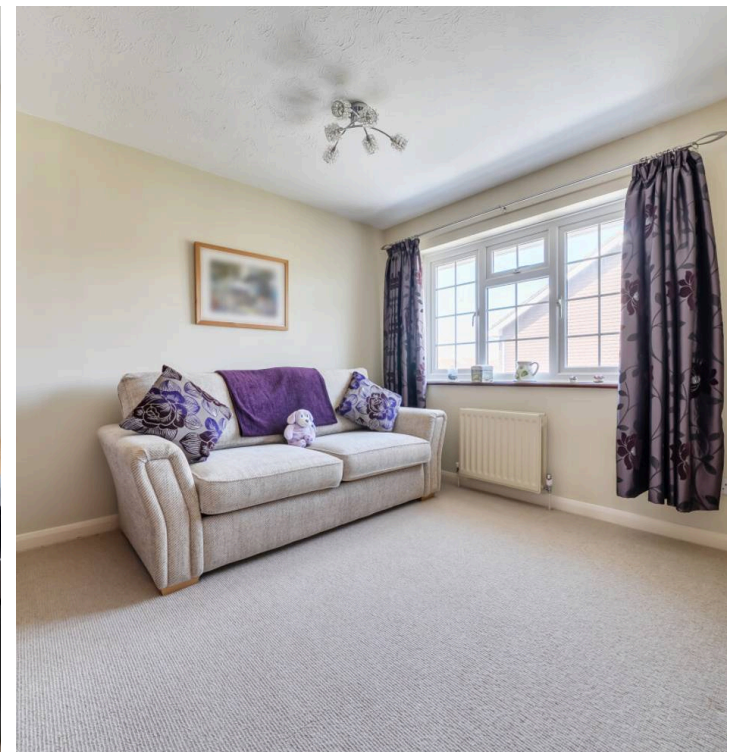
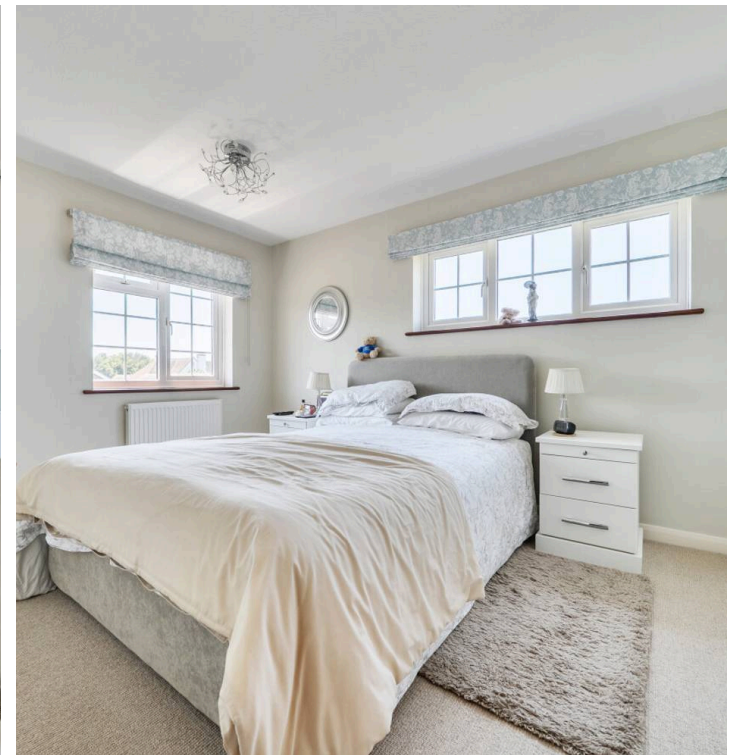
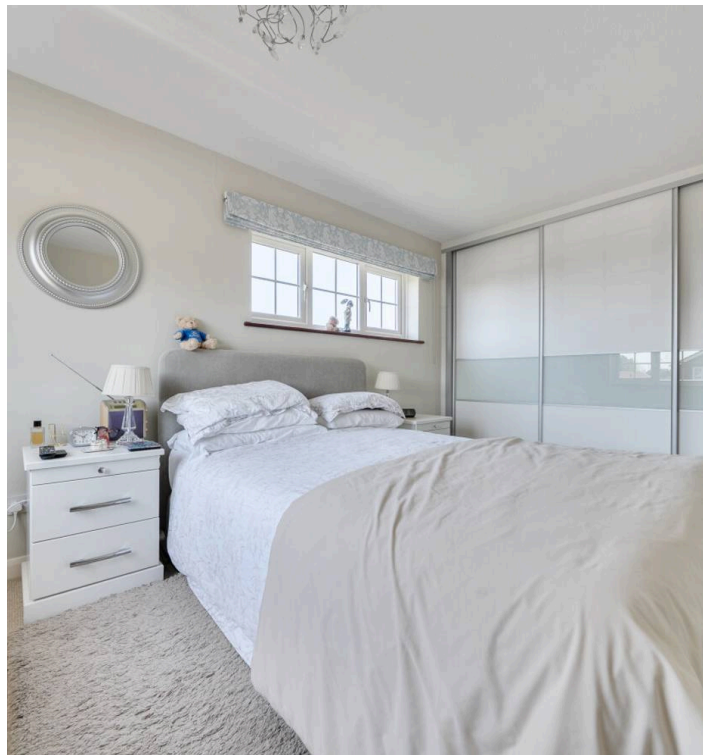


# 16 The Horseshoe

Selsey, Chichester

The outside space is equally impressive, beginning with a neat dwarf wall border at the front, where the garden is mainly laid to lawn and accented with attractive flower borders. The block-paved driveway provides off-road parking for approximately two cars and leads directly to the garage. The rear garden is enclosed by a combination of wall and fencing, offering privacy and security, and is also mainly laid to lawn with established flower borders adding seasonal colour. A side area has been thoughtfully laid to patio, creating an inviting space for outdoor seating and entertaining. There is convenient side access to the front of the property, making garden maintenance and access straightforward. This attractive plot offers a blend of functionality and charm, creating a welcoming environment for family life, gardening enthusiasts, or those who simply wish to enjoy peaceful outdoor surroundings so close to the heart of the community. Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: C





## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.