



152 Kingsway, Selsey

Guide Price £400,000 Freehold

 **Henry Adams**
estate agents

152 Kingsway

Selsey, Chichester

This stunning three-bedroom property is perfectly situated to embrace coastal living. This exceptional dwelling boasts three spacious double bedrooms, offering ample accommodation for a growing family or hosting guests. An added luxury is the private balcony, providing picturesque direct sea views, where one can enjoy summer evenings with a refreshing sea breeze. In addition to the balcony, the property further offers a well-maintained outside space, ideal for outdoor dining and relaxation. The property also encompasses a kitchen, a conservatory, a downstairs shower room and a family bathroom. The open plan living and dining room provides a good-sized area, perfect for both every-day living and entertaining guests. Of note is the newly installed boiler (Feb 2026)

Externally, the peaceful surroundings of the garden create a tranquil retreat, allowing occupants to enjoy the serenity of nature. Features include, patio areas, a lawn, shrubs and bushes. For convenience and practicality, the property offers both a garage and off-road parking, ensuring ample space for vehicles.

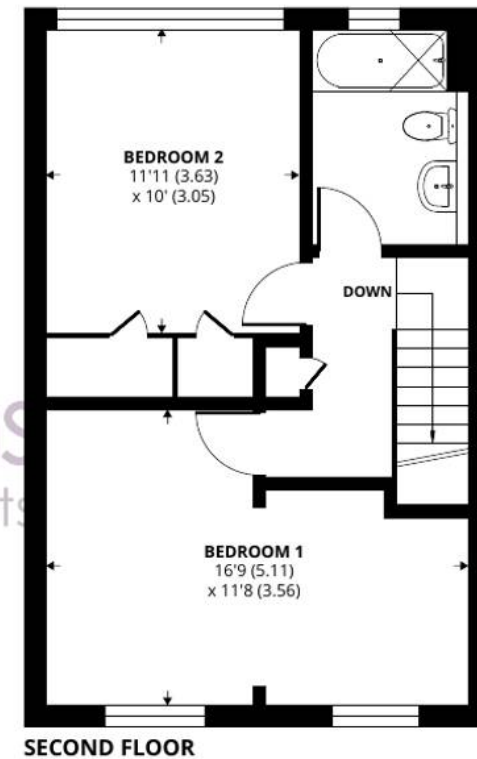
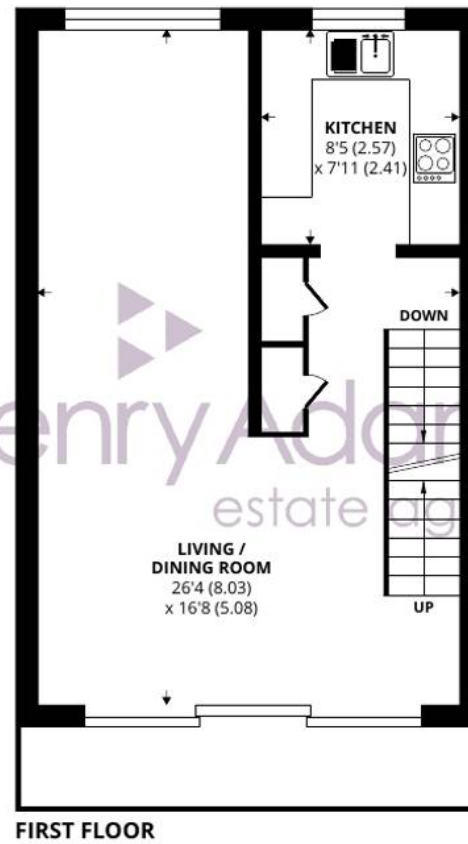
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





Approximate Area = 1352 sq ft / 125.6 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1491 sq ft / 138.5 sq m

For identification only - Not to scale



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Three bed coastal property with direct sea views, balcony, spacious living areas, conservatory, kitchen, garage, off-road parking, New boiler in Feb 2026, and well-maintained garden for outdoor living. EPC-D- Council tax-D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Terraced Townhouse
- Three Double Bedrooms
- Good Sized Living/Dining Room
- Balcony with Direct Sea Views
- Downstairs Shower Room and Family Bathroom
- New boiler in February 2026
- Garage and Off Road Parking
- Located on the bus route





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.