



Sea Drift, 54 Clayton Road, Selsey

Guide Price £640,000 Freehold

 **Henry Adams**
estate agents

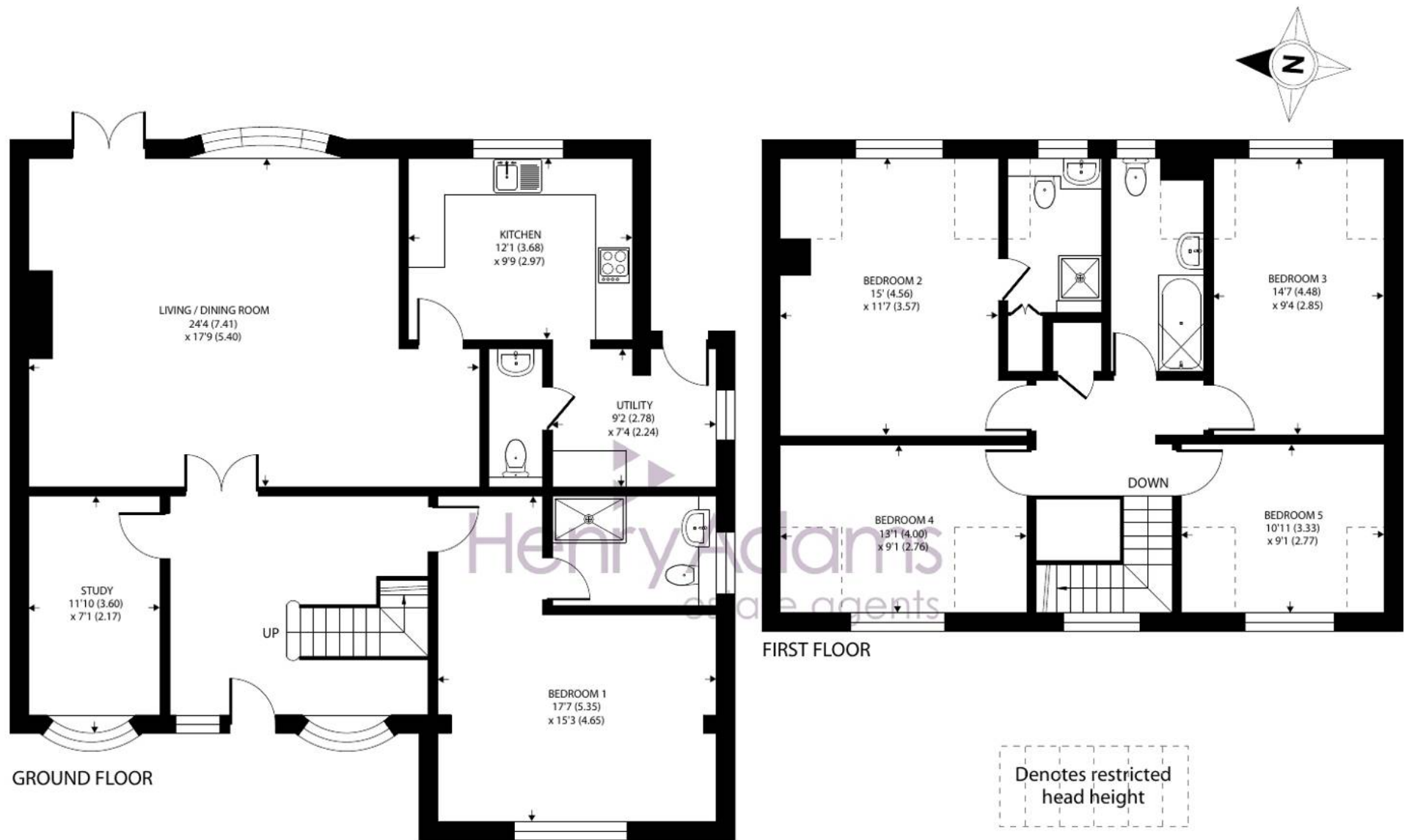
Sea Drift, 54 Clayton Road

Selsey, Chichester

This deceptively spacious detached house is located in a highly desirable area on the west side of Selsey, offering flexible accommodation ideal for modern family living. The property features five generously sized bedrooms, including one on the ground floor, which could serve as an additional reception room or as an annexe room if required. The heart of the home is a bright and airy living/dining room, which enjoys direct access to the garden, creating a wonderful space for entertaining or relaxing with family. The kitchen is complemented by a separate utility room, providing practical space for laundry and storage. For those working from home, there is a dedicated home office, as well as a convenient ground floor cloakroom. Two of the bedrooms benefit from en-suite facilities, ensuring privacy and comfort for family members or guests while some of the upstairs rooms enjoy a sea glimpse, adding to the appeal of this unique home.

The outside space is a real highlight of the property. The rear garden offers a delightful retreat, with a paved seating area perfect for al fresco dining or relaxing in the sun. The lawned area is surrounded by well cared for borders, providing colour and interest throughout the seasons. A wooden shed offers useful storage for garden tools and equipment. The gated driveway, laid to attractive block paving, ensures secure off-road parking for several vehicles. The combination of parking, attractive landscaping, and a private setting makes the outdoor area ideal for families and those who love to entertain. This property successfully combines spacious, flexible accommodation with a superb location and excellent outside space, making it a rare opportunity in this sought-after part of Selsey. Council Tax band: E, EPC Energy Efficiency Rating: D





54 Clayton Road, Selsey, Chichester

Approximate Area = 1844 sq ft / 171.3 sq m

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Total = 1961 sq ft / 182.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Henry Adams. REF: 1500815



Sea Drift, 54 Clayton Road

Selsey, Chichester

Spacious 5-bed detached home in west Selsey with flexible layout, 2 en-suites, home office, utility, garden, gated parking, and sea glimpses. Ideal for families. EPC-

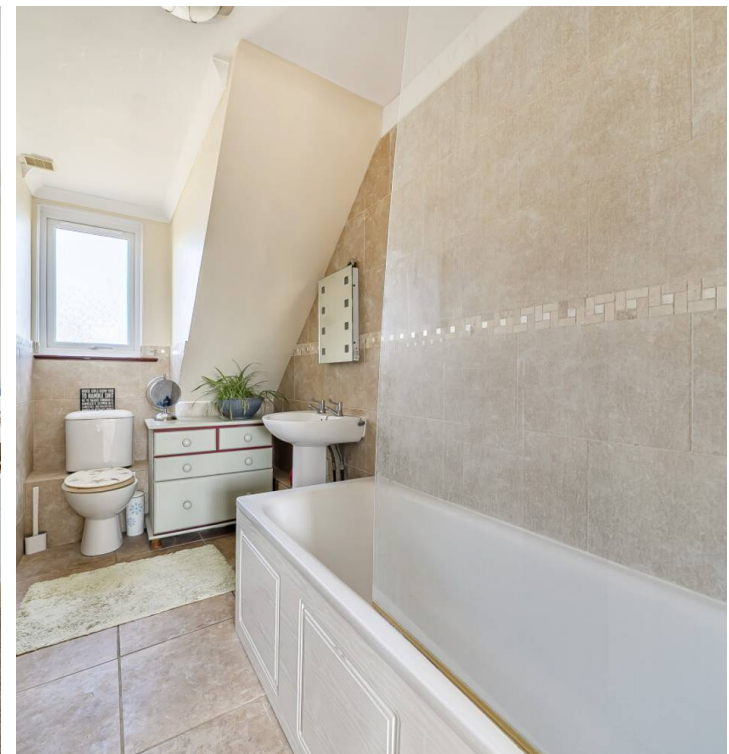
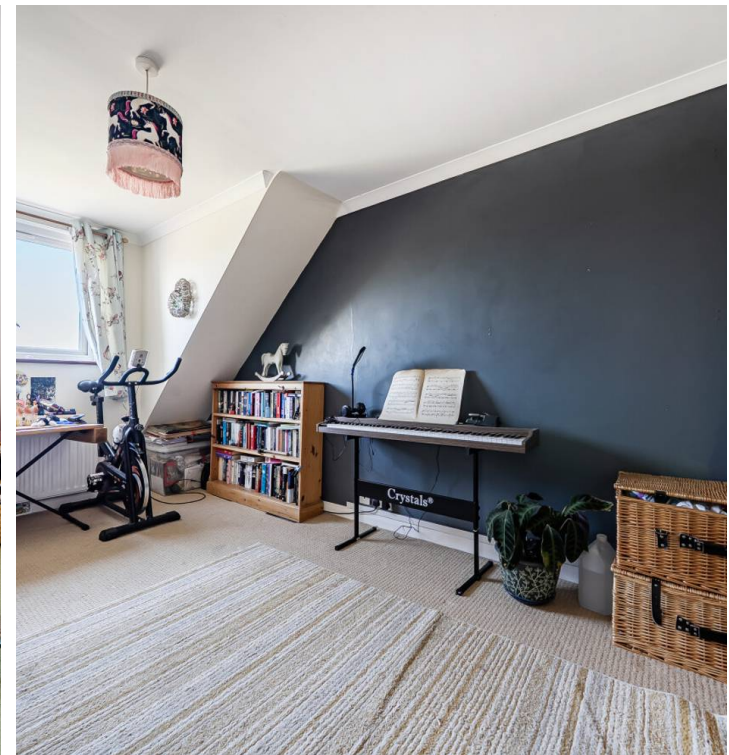
D, Council Tax-E

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Deceptively spacious detached house
- Five bedrooms (one on the ground floor)
- Spacious living/dining room with direct access to the garden
- Kitchen and separate utility room
- Home office and ground floor cloakroom
- Flexible accommodation with the potential of up to 6 bedrooms
- Two bedrooms benefit from en-suites
- Sea glimpse from 1st floor bedrooms
- Located in a desirable location on the west side of Selsey
- Off road parking for several cars





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.