



14 Warner Road, Selsey, PO20 9DE

Guide Price £565,000 Freehold

 **Henry Adams**
estate agents

14 Warner Road

Selsey, Chichester

This spacious, four bedroom, three storey, detached house with two additional top floor rooms offers an exceptional opportunity for modernisation. Situated approximately 200 metres from the sea front, this property is available with no onward chain.

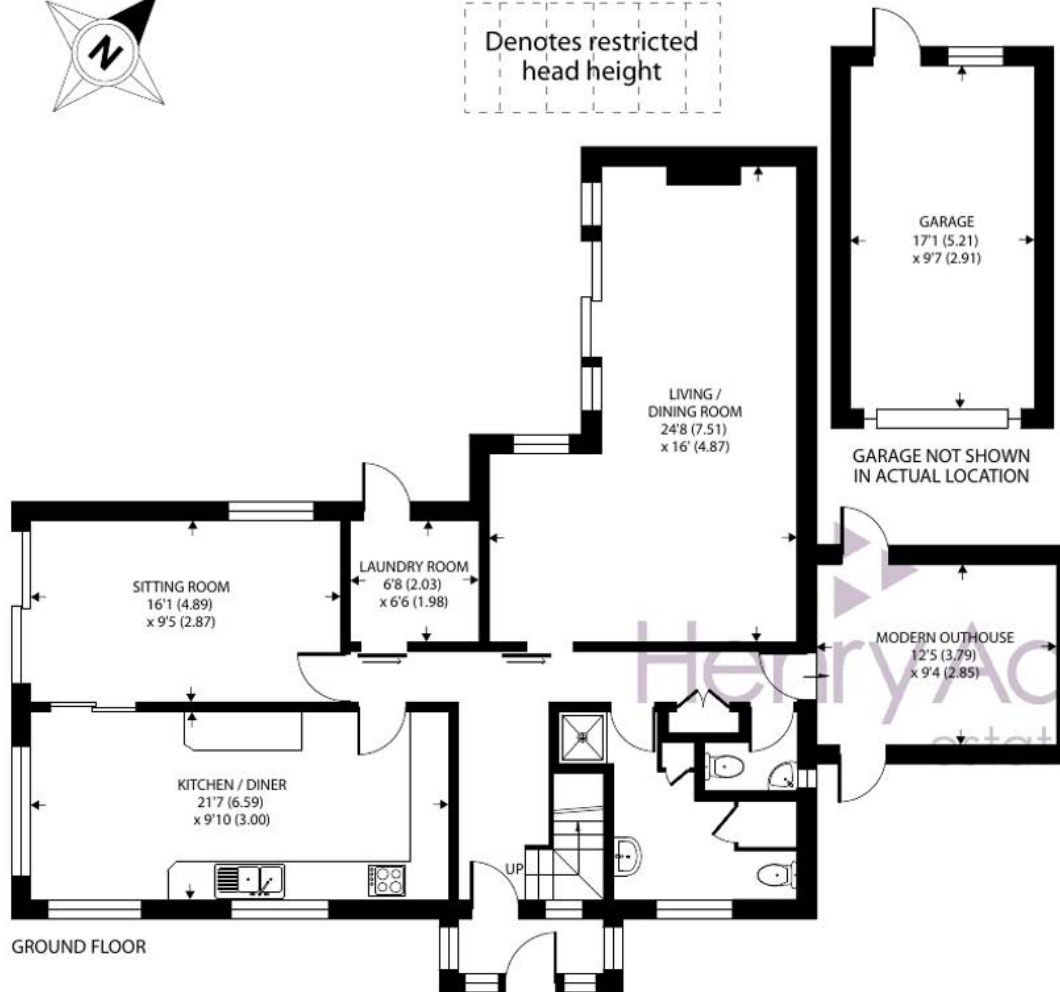
From the front entry porch, a spacious hallway leads to a generously sized lounge/dining room, a large kitchen diner, and a separate sitting room, providing ample space for entertaining and relaxation. The ground floor is completed by a laundry room, a large shower room with toilet and sink, an additional separate toilet, and a modern outhouse leading to the garden.

The first floor comprises of four double bedrooms. The large master bedroom benefits from both an ensuite shower and sink and plenty of built-in storage. The other three bedrooms share a well-appointed and modern family bathroom and an additional separate toilet. Completing the first floor are 2 large, built-in linen cupboards, one of which contains a laundry chute leading to the laundry room below. A staircase leads to the top floor which consists of 2 generous sized loft rooms.

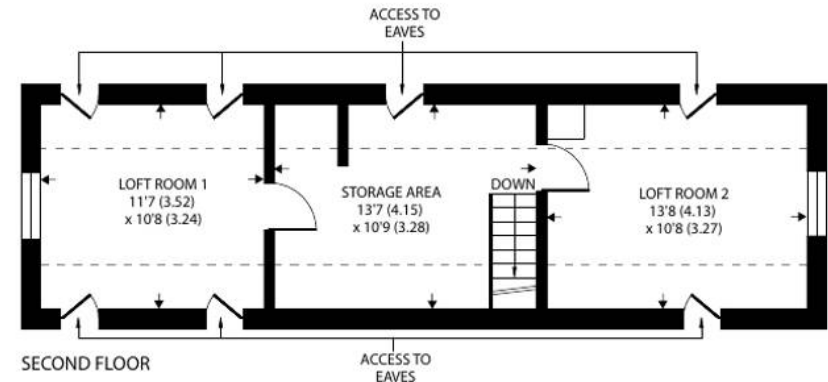




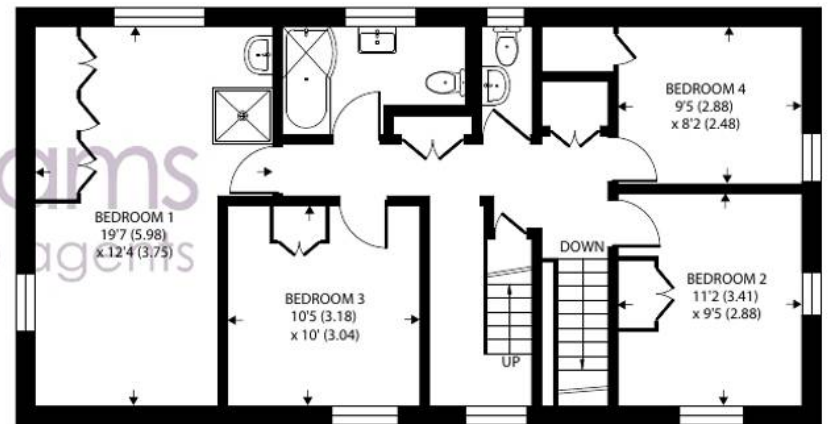
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

14 Warner Road, Selsey, Chichester

Approximate Area = 2156 sq ft / 200.2 sq m

Limited Use Area(s) = 183 sq ft / 17 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 2508 sq ft / 232.9 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). © n1checom 2026.
Produced for Henry Adams. REF: 1425735



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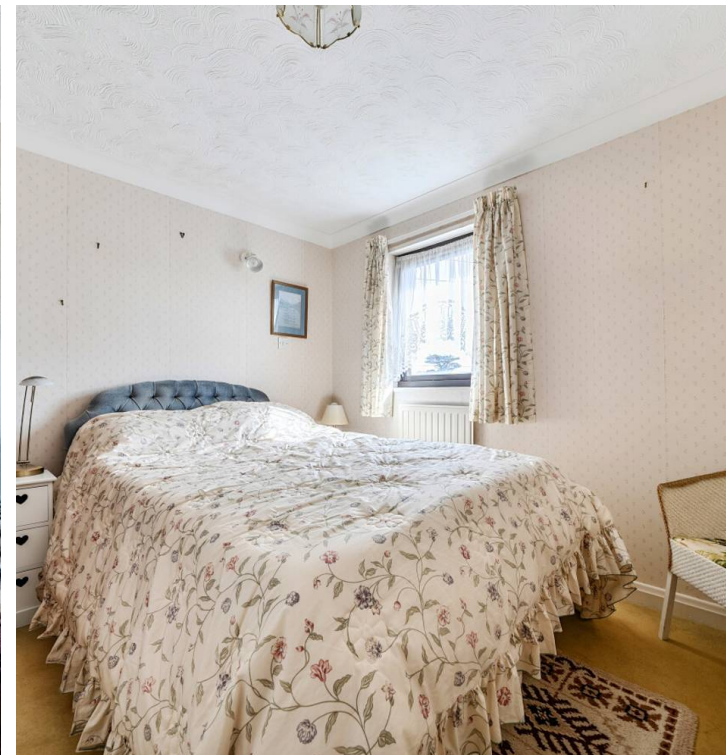
Selsey, Chichester

Externally, the property boasts a large driveway with space for multiple vehicles to park off road. The front of the property is completed by a detached garage and a well-maintained, mature garden. The sizeable rear garden is separated into 3 large areas, benefitting from a patio, large lawn, and vegetable garden.

Council Tax band: F - £3646.35

EPC Energy Efficiency Rating: C

- Four Bedroom Detached House
- Two Additional Top-Floor Rooms
- No Onward Chain
- Located Approx. 200m from Selsey Beach
- Large Lounge/ Dining Room
- Large Kitchen/Diner
- Separate Sitting Room
- Shower Room, Family Bathroom and Ensuite, Two Separate Toilets
- Off Road Parking for Multiple Vehicles And Detached Garage
- Spacious Wrap Around Garden





Henry Adams - Selsey

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

01243 606789

selsey@henryadams.co.uk

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.