



56 Horse Field Road, Selsey

Guide Price £325,000

56 Horse Field Road

Selsey, Chichester

Offered for sale is this well presented example of a three bedroom terraced house located towards the end of a cul-de-sac and benefits from being in close proximity to both primary & secondary schools, EPC-C, Council tax-D

The front of the property has been laid to pea shingle inlaid with a 'stepping stone style pathway leading to a double glazed front door which opens into the entrance hall. From the entrance hall doors provide access to the ground floor accommodation along with stairs to the 1st floor. The ground floor rooms comprise; kitchen, cloakroom and the 18ft living/dining room with direct access into the garden. Heading to the 1st floor there is a family bathroom and three double bedrooms with the 3rd currently used a dressing room.

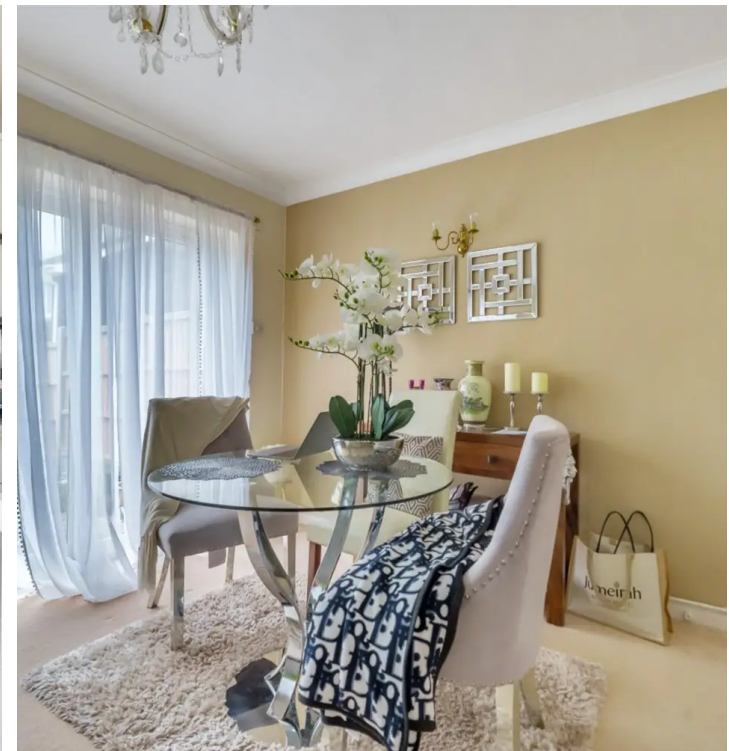
Council Tax band: D

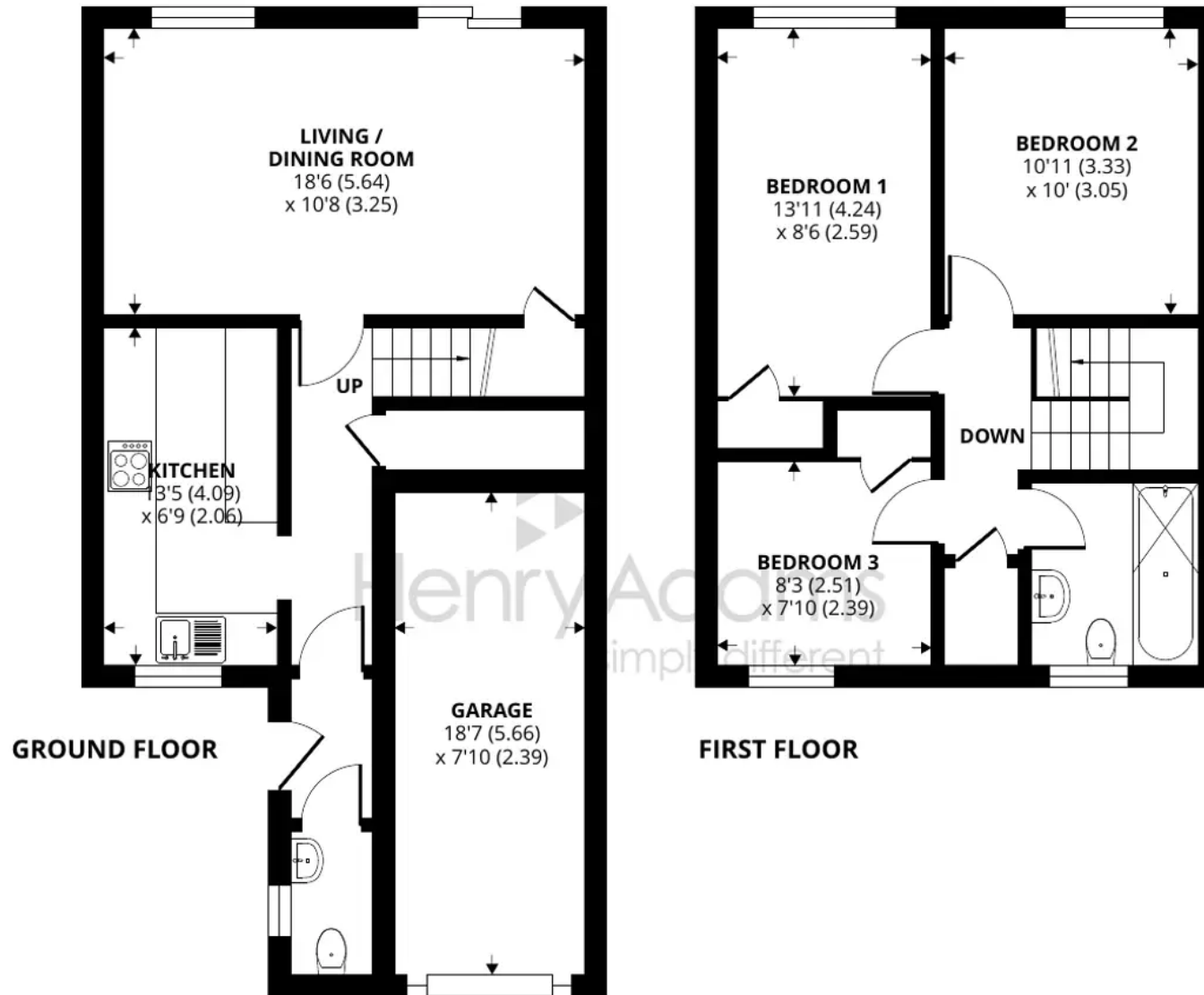
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- First Floor Family Bathroom
- 18ft Living/Dining Room
- Off Road Parking
- Three Double Bedrooms
- Close To Schools And Doctors
- Ground Floor Cloakroom
- Terraced Family Home
- Integral Garage





56 Horse Field Road, Selsey, Chichester, PO20 9ET

Approximate Area = 1019 sq ft / 94.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams. REF: 1014796



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.