



41 St. Itha Road, Selsey, West Sussex PO20 0AA

Guide Price £395,000 (F)

Deceptively spacious semi detached chalet style home with three double bedrooms and a south facing garden.

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Situated in a highly desirable road close to the High street amenities of Selsey is this well presented semi-detached chalet style home which enjoys a south facing rear garden and NO onward chain, EPC-C, Council tax-D

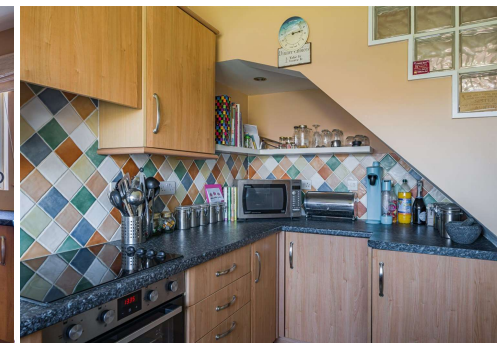
A set of double wooden gates provide access to a block paved driveway allowing for off road parking of 3 cars whilst the remainder of the frontage is laid to lawn. A double glazed door provides access into an entrance porch with further glazed door into the entrance hall. Doors from the entrance hall provide access in the principal ground floor rooms, these comprising of: living room, two double bedrooms, ground floor bathroom & kitchen. From the living room a large archway provides through access to a dining room, itself opening directly on to the south facing garden.

Heading to the 1st floor via stairs in the entrance hall, a landing area has a useful cupboard with extraction and plumbing for a washing machine/tumble dryer and door into the main bedroom with an en-suite shower room.

- **Situated In A Desirable Road Central To Selsey**
- **South Facing Garden**
- **Three Double Bedrooms**
- **Extended To Provide A Lounge/Dining Room**
- **En-suite And Main Bathroom**
- **Off Road Parking**
- **No Forward Chain**

Details correct: 09/11/2023

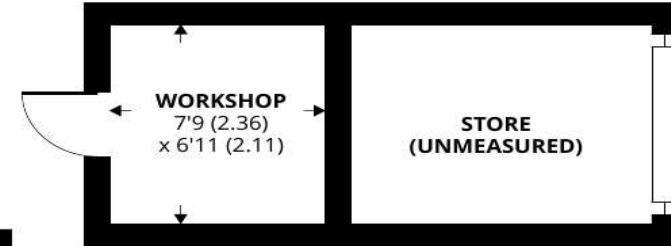
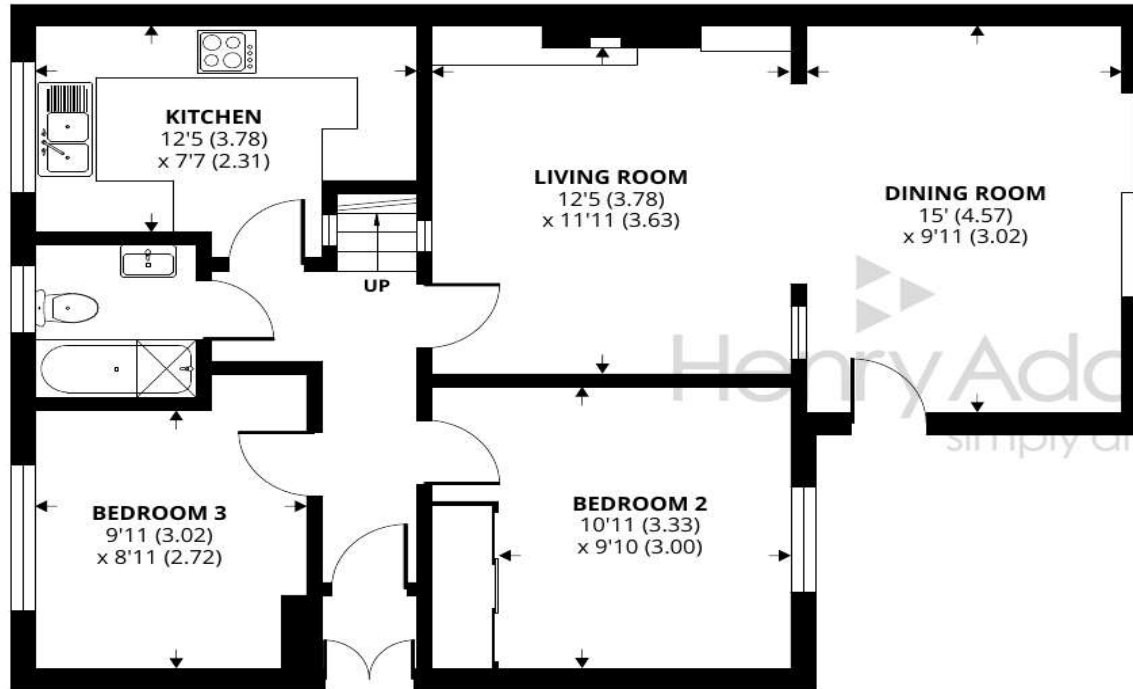
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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.



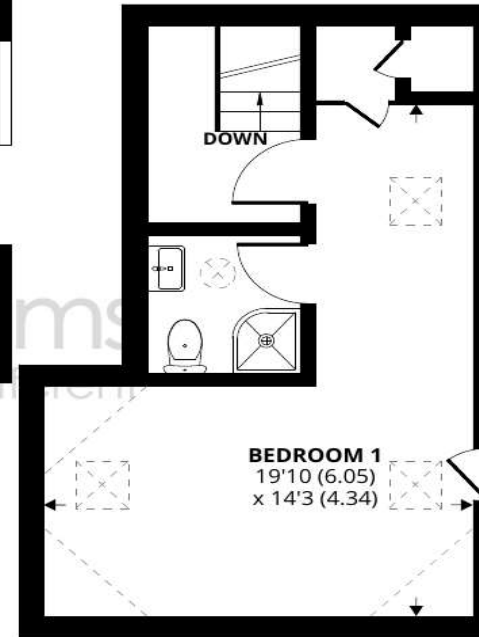
To arrange a viewing call **01243 606789** View details online at henryadams.co.uk



Denotes restricted head height



OUTBUILDING



FIRST FLOOR

GROUND FLOOR
St. Itha Road, Selsey, Chichester, PO20

Approximate Area = 1051 sq ft / 97.6 sq m (excludes store)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Henry Adams. REF: 979836

Description Continued

Externally the south facing garden is mainly laid to lawn with flower and shrub borders, a paved seating area and additional shingle covered area, greenhouse with irrigation system and access into the rear section of garage which has been converted with light & power into a work room. The remaining front section of garage has retained the up & over door along with light & power.



Directions

From our office in the High Street take the turning almost opposite into East Street. Take the 2nd turning on the right into Saint Itha Road and the property can be found on the left hand side.

Details Approved - 22/05/2023