



6 Harding Close, Selsey

Guide Price £325,000

6 Harding Close

Selsey, Chichester

Located to the north of Selsey in a cul-de-sac position is this three bedroom link detached house with NO onward chain and a westerly facing garden, EPC-C, Council tax-C.

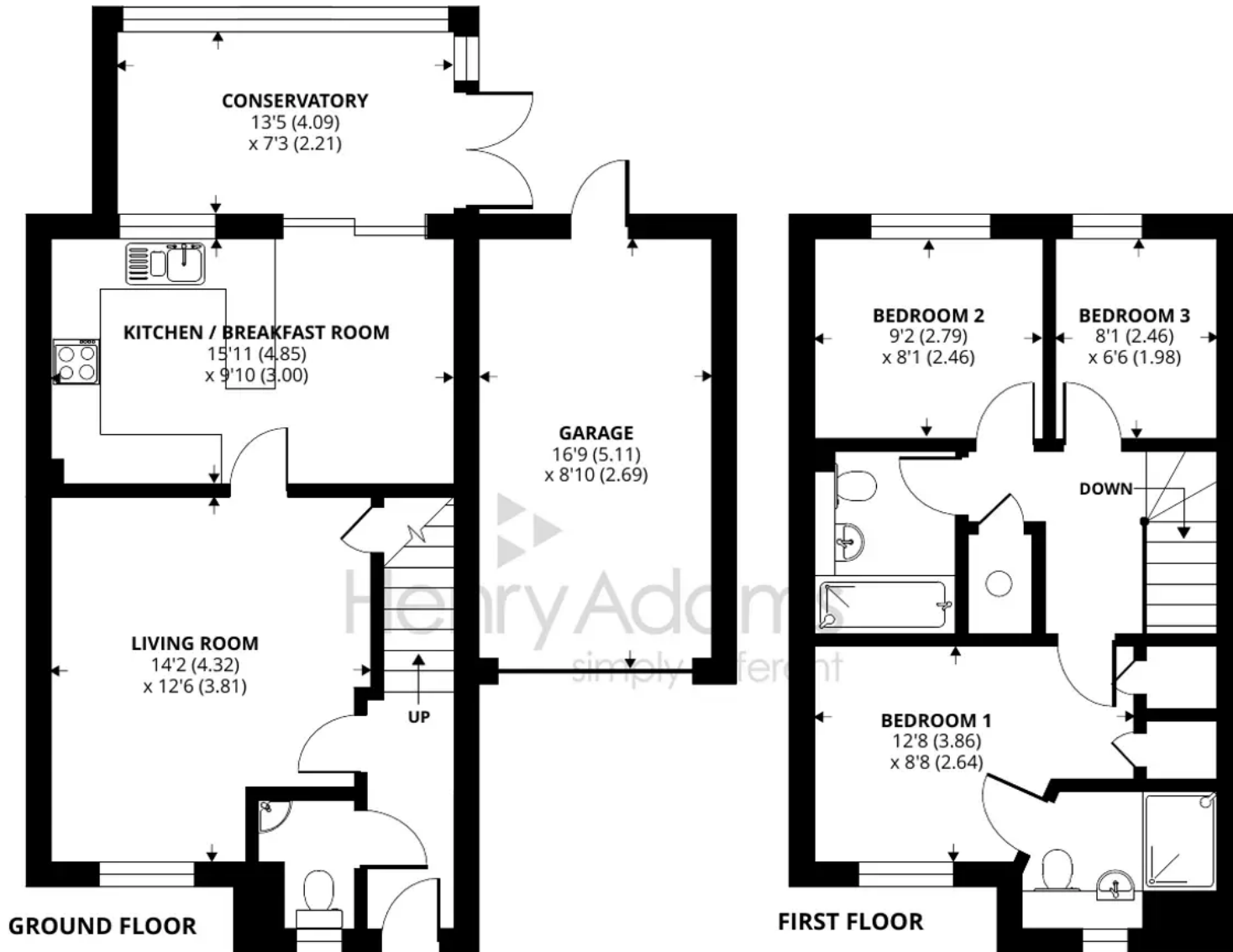
Approached over a footpath with the remainder of the frontage laid to stone, a covered entrance allows for access into the entrance hall of the home where doors open to both a cloakroom and the living room, stairs lead up to the 1st floor. From the living room a door provides access to the kitchen breakfast room which spans the back of the home and from here you go into a conservatory.

On the first floor there are three bedrooms and a family bathroom whilst the main bedroom benefits from a built in deep double wardrobe and an en-suite shower room. Externally off road parking is taken care of by a driveway which itself leads to a single garage with up & over door and storage space above. The westerly facing rear garden is mainly laid to lawn with a patio seating area, wooden playhouse to one corner and flower borders. There is also a personal door from the garden into the garage.

Council Tax: C, Freehold, EPC: C

- Living Room And Conservatory
- NO Onward Chain
- En-Suite and Family Bathroom
- Close To Supermarket and Bus Route.
- Single Garage And Driveway
- Link Detached Family Home
- Near 16ft Kitchen/Breakfast Room





Harding Close, Selsey, Chichester, PO20

Approximate Area = 962 sq ft / 89.4 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1119 sq ft / 104 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). © ntechcom 2023. Produced for Henry Adams. REF: 990672





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