



21 Clayton Road, Selsey

Guide Price £795,000 Freehold


Henry Adams
estate agents

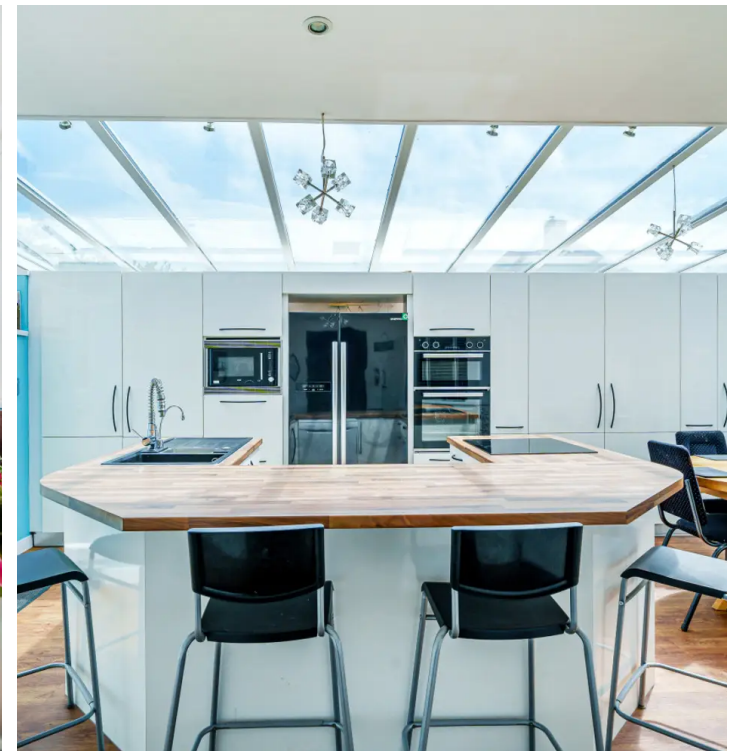
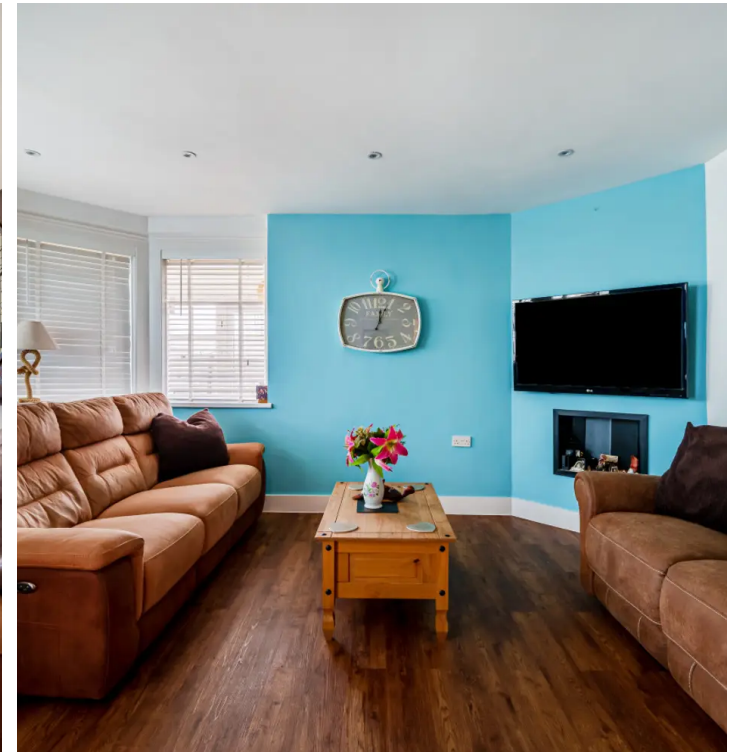
21 Clayton Road

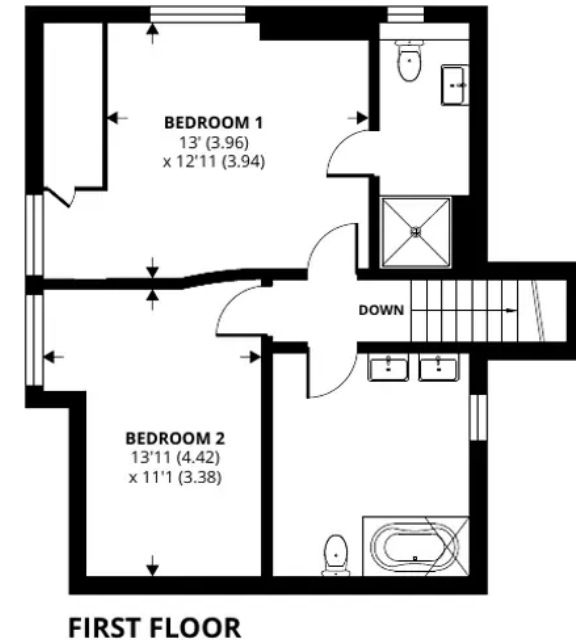
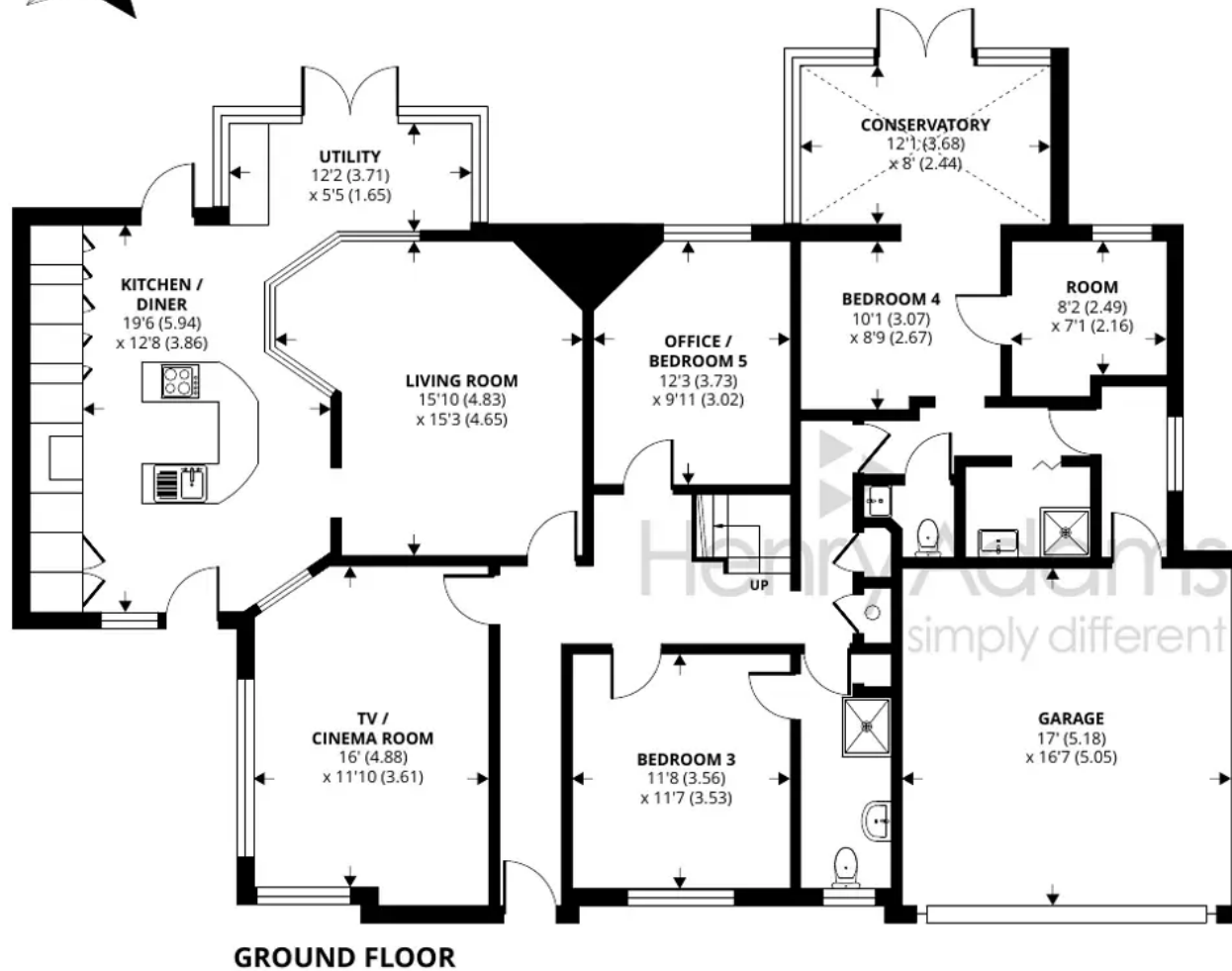
Selsey, Chichester

Clayton Cottage is a charming, characterful, detached home located on the desirable western side of Selsey and being conveniently located within 300 yards of the beach the home also enjoys sea views from the 1st floor bedrooms, EPC-D, Council Tax-F.

A sweeping 'in & out' gated driveway to the front of the home provides ample parking for a number of vehicles whilst also benefiting from a double garage to allow for additional parking undercover. Having been improved by the current owners during their ownership, the accommodation offers flexible living with the potential to utilise the accommodation, in part, as an annexe for a dependant relative or family member living in their own space or as an income for an air bnb.

- Two Receptions Rooms
- Five Bedrooms
- Flexible Accommodation Offering Annexe Possibilities
- Positioned Within 300m Of Beach & Sea Views From 1st Floor
- Three Bathrooms (2 En-Suite)
- Twin Gated Driveway With Space For Several Vehicles
- Double Garage
- Workshop/Large Shed





21 Clayton Road, Selsey, Chichester, PO20 9DB

Approximate Area = 2537 sq ft / 235.6 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). © ntechcom 2023. Produced for Henry Adams. REF: 1004562



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Selsey, Chichester

The ground floor accommodation comprises: cloakroom, living room, cinema/TV room, kitchen breakfast room which leads into a utility area/sun room, two wet rooms and three bedrooms with one of the bedroom benefitting from its own walk in wardrobe/dressing room & seating area/conservatory.

Heading to the 1st floor there is a spacious family bathroom and two further double bedrooms with one benefiting from an en-suite shower room and sea views.

Externally the property has a southerly facing enclosed garden which offers an excellent degree of privacy. Mainly laid to lawn with a hardstanding seating area along with a generous decked seating area extending along the rear of the property. Set to one side of the garden is a 19ft x 9ft workshop/storage shed with light & power.

Council Tax: F, Freehold, EPC: D





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