



14 Grafton Road, Selsey

Guide Price £350,000

# 14 Grafton Road

Selsey, Chichester

Built circa 1899 and owned by the same family since new, this Victorian semi detached house is offered for sale with character features and a 75ft westerly facing garden, EPC-F, Council tax-C

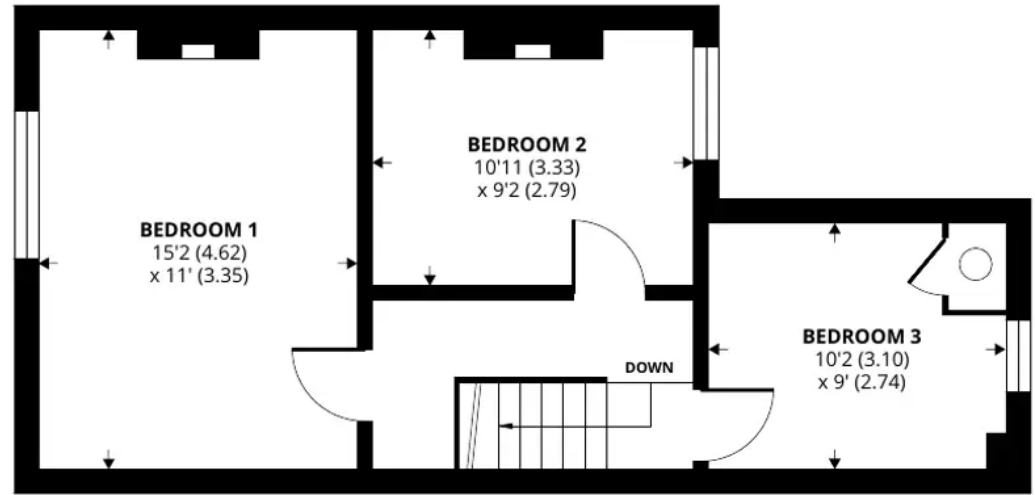
Enclosed by a dwarf wall the front garden is laid to lawn in the main along with a driveway that provides off road parking for several cars. A storm porch with part glazed period style front door opens into the entrance hall where a door opens to the 25ft living/dining room along with stairs leading up to the 1st floor. The remainder of the ground floor accommodation comprises a kitchen, bathroom with both bath & separate shower. On the 1st floor there are three double bedrooms.

The property is located in close proximity to the beach, the home has features such as high ceiling, high skirting, feature fireplaces, stripped and polished floorboards. Currently the home is not fitted with gas heating and relies on plug in electric heaters in conjunction with a log burner fitted in the dining area of the living/dining room. The rear garden is approx. 75ft and whilst is mainly laid to lawn with hardstanding & decked seating areas with wooden shed and greenhouse.

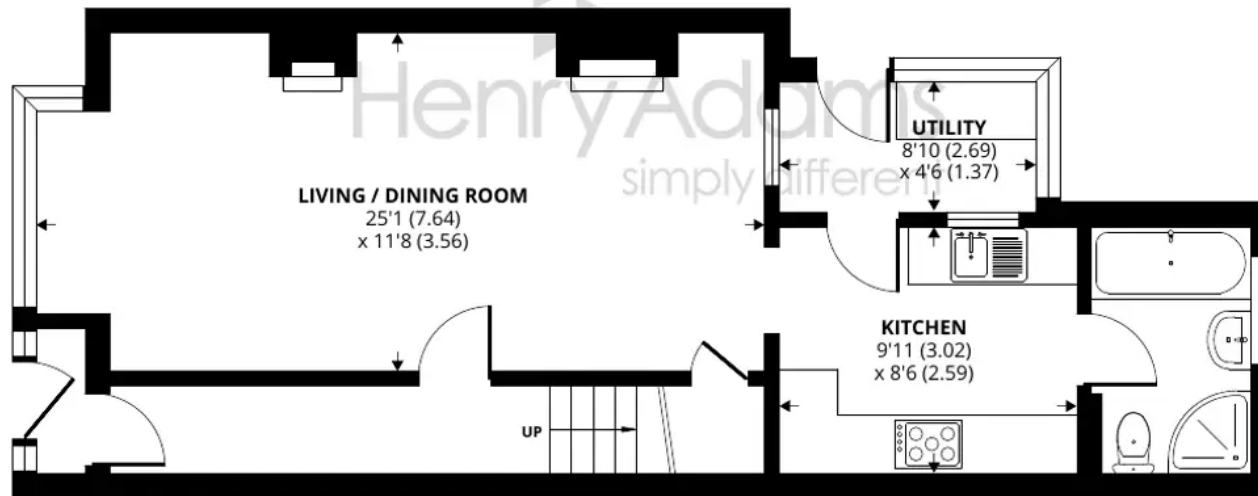
Freehold, Council Tax: C, EPC:E

- Victorian Semi Detached House
- 25ft Living/Dining Room
- Double Glazed And Log Burner
- Character Features
- 3 Bedrooms
- In Need Of Some Updating





FIRST FLOOR



GROUND FLOOR

## Grafton Road, Selsey, Chichester, PO20

Approximate Area = 997 sq ft / 92.6 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). © nichecom 2023. Produced for Henry Adams. REF: 1003142



## Henry Adams - Selsey

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