



20 Dennys Close, Selsey

Guide Price £325,000 Freehold

20 Dennys Close

Selsey, Chichester

This semi-detached house boasts three bedrooms, making it the ideal family home. The living/dining room is flooded with natural light being southerly facing and the modern kitchen is equipped with integrated appliances.

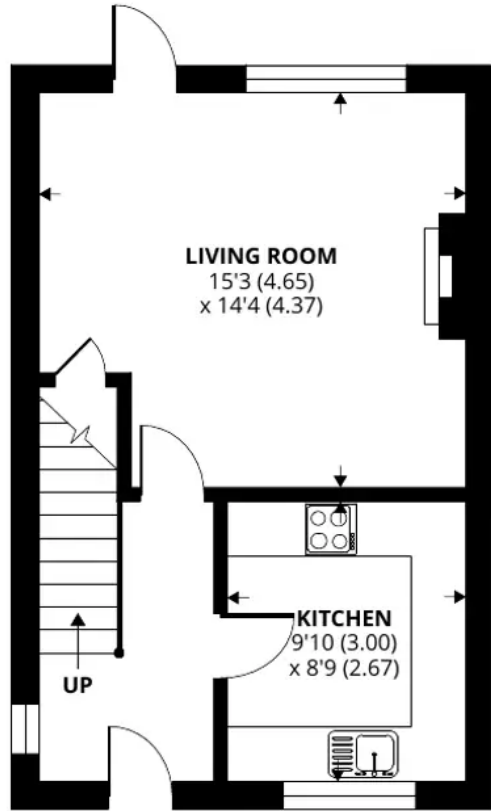
Located in a cul-de-sac, this property is close to the high street amenities, primary & secondary schools. Offered in good order throughout, a notable feature of this property is the southerly facing garden for outdoor enjoyment. The generous paved seating area is perfect for al fresco dining and entertaining, while the rest of the garden is laid to lawn.

In addition to the rear garden, there is also an extra piece of land currently laid to lawn, which the current owners are in the process of purchasing. Once acquired, this will be included with the sale of the property and offers the potential for extension, (subject to planning permission) and of which the current owners have had initial plans drawn up to create a 5 bedroom home. To the front there is a stone-laid area, providing off-road parking for two cars.

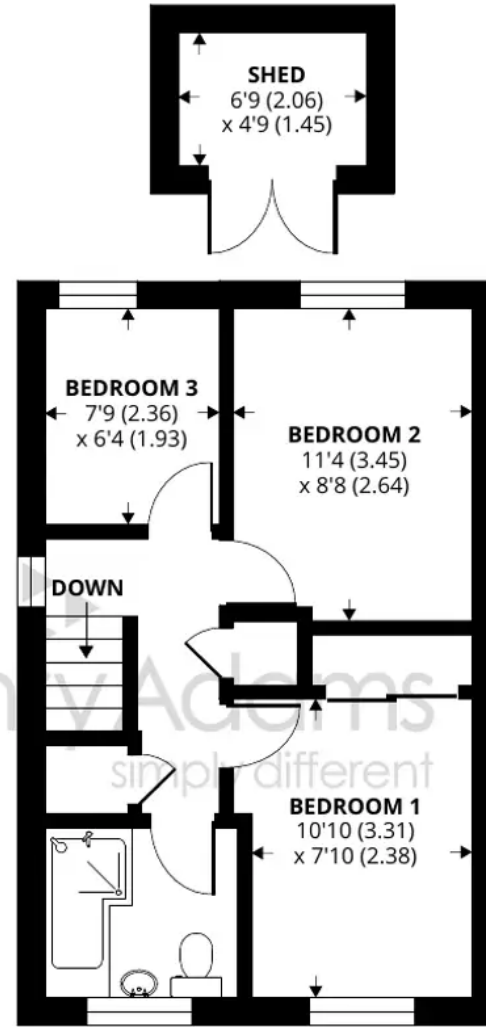
Council Tax: C, Freehold, EPC: D

- Three Bedroom Semi detached house
- Living/dining room
- Kitchen with integrated appliances
- Cul-de-sac location
- Off road parking for 2 cars
- Southerly facing garden

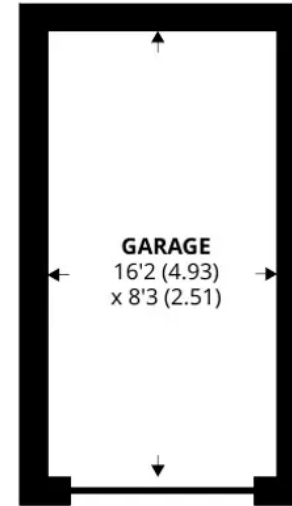
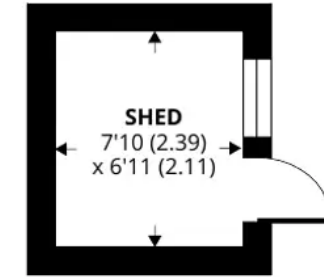




GROUND FLOOR



FIRST FLOOR



20 Dennys Close

Approximate Area = 614 sq ft / 57 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding(s) = 86 sq ft / 8 sq m

Total = 834 sq ft / 77.4 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 2024. Produced for Henry Adams. REF: 1076373





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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