



20 Grafton Road, Selsey

Guide Price **£445,000** Freehold


Henry Adams
estate agents

20 Grafton Road

Selsey, Chichester

Presenting the opportunity to acquire a charming double fronted detached chalet style home located within 500m of the beach along with the high street amenities within walking distance. The property features three bedrooms, both a living and dining rooms, and an L-shaped kitchen that benefits from a walk in larder. The kitchen also provides access to a sun room on the back of the home.

The home enjoys notable character features such as herringbone wooden flooring, fireplaces and high ceilings. In addition the bedrooms and living spaces the property also enjoys the convenience of a cloakroom, en-suite shower room to one of the ground floor bedrooms and a bathroom on the 1st floor ensuring practicality for modern lifestyles. Outside, the property offers off-road parking for 2-3 vehicles at the front while also offering extra parking behind double wooden gates located at the side of the home. The garage currently has the door covered to create a workshop/storage space.

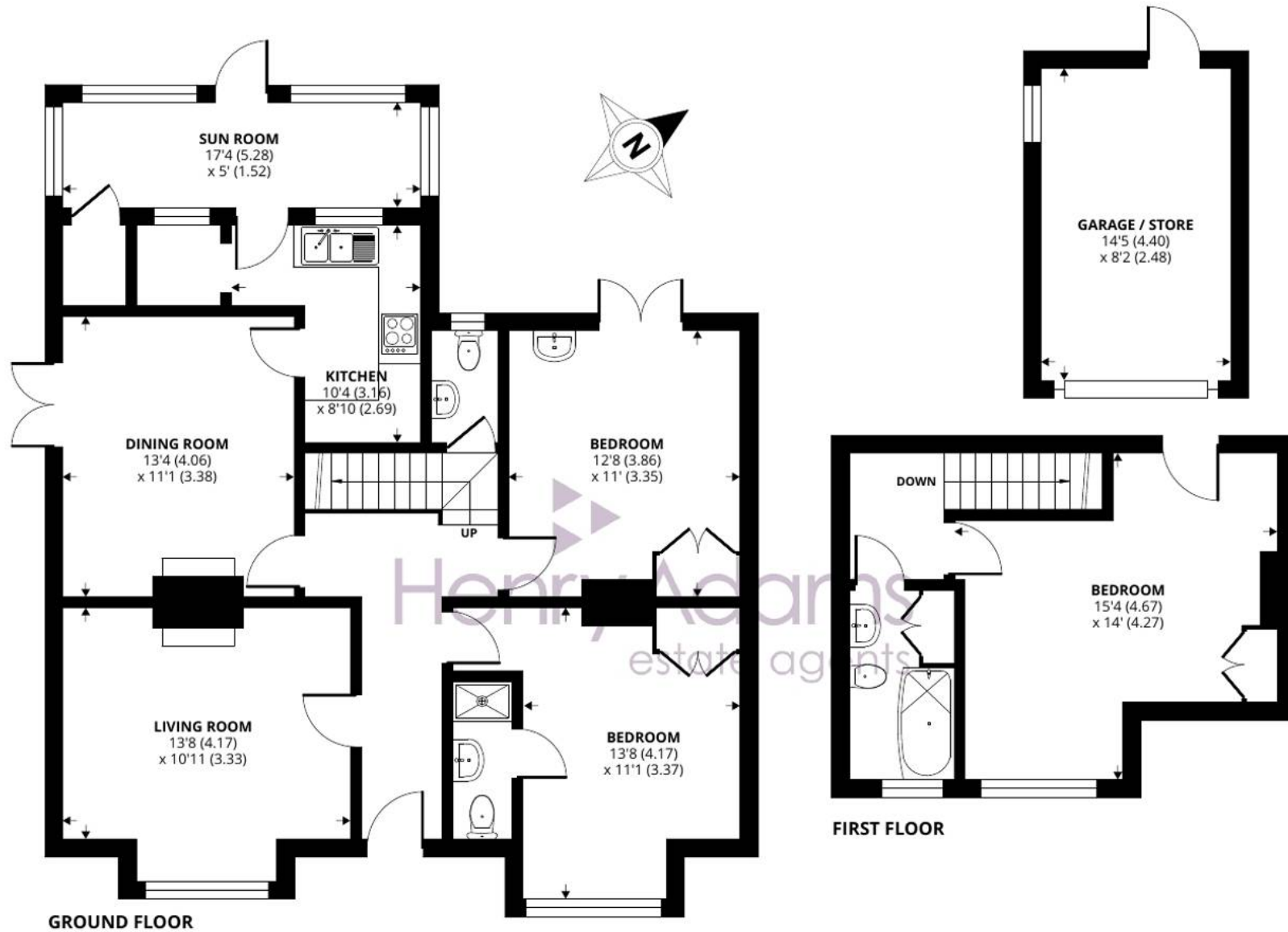
Externally the gardens are of a westerly orientation and have an area of lawn coupled with a raised seating area nestled to one corner and an additional area for seating. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Approximate Area = 1282 sq ft / 119.1 sq m
Garage = 118 sq ft / 10.9 sq m
Total = 1400 sq ft / 130 sq m

For identification only - Not to scale





20 Grafton Road

Selsey, Chichester

Charming double-fronted detached chalet style home near the beach. Enjoying both living and dining rooms, sunroom. Character features, off-road parking for 2-3 cars, workshop/garage, westerly garden with lawn and seating areas. EPC-D council tax-D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached chalet style home
- Living and dining rooms
- L-shaped kitchen
- Character features such as herringbone wooden flooring and high ceilings
- Cloakroom, en-suite shower room and bathroom
- Off road parking for 2-3 cars
- Garage (currently with garage door covered over)
- Located within 500m of the beach and close proximity to high street amenities





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