



10 Park Lane, Selsey

Guide Price £775,000

  
**Henry Adams**  
estate agents



# 10 Park Lane

Selsey, Chichester

Situated in a semi-rural setting with views over fields to the rear, this architect-designed residence offers a unique opportunity to embrace a tranquil lifestyle within a convenient coastal locale. Boasting a prime location within a mere 100 metres of the shoreline, this spacious abode effortlessly combines modern comfort with idyllic surroundings.

Upon entering, the grandeur of the property is immediately evident, with a mezzanine living space overlooking the open plan living, dining, and kitchen area below, creating a sense of airiness and sophistication. The kitchen, complete with integrated appliances, provides a culinary haven for both aspiring and seasoned chefs alike.

The property features four generously proportioned double bedrooms, offering ample accommodation for families or guests. The vaulted ceilings in the living space and the second bedroom add a touch of architectural flair, enhancing the sense of space and light throughout. The main bedroom is a sanctuary of tranquillity, featuring a walk-in wardrobe and an en-suite shower room providing a private retreat within the home.

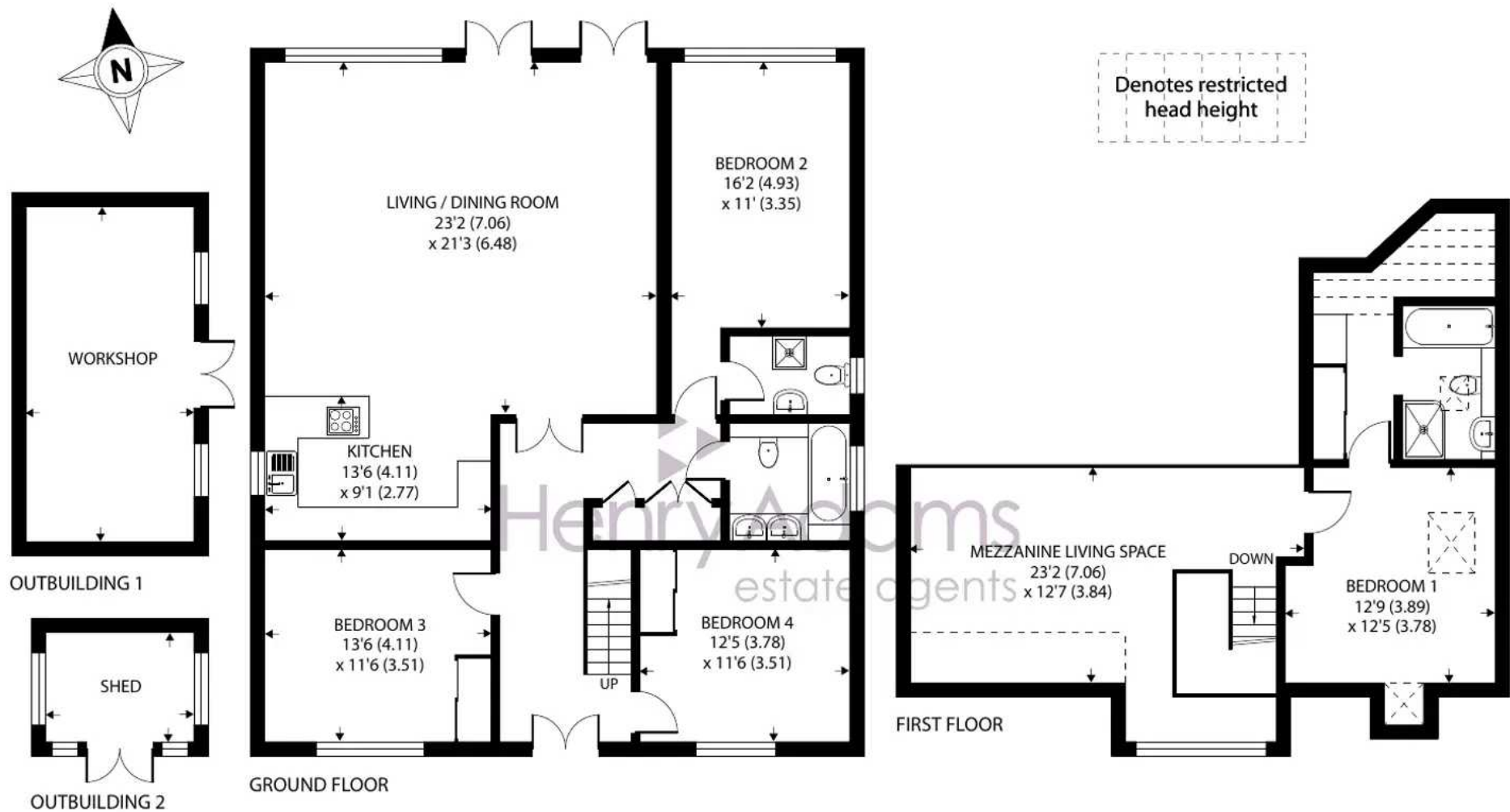
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Area = 1962 sq ft / 182.3 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Outbuilding = 257 sq ft / 23.9 sq m

Total = 2298 sq ft / 213.5 sq m

For identification only - Not to scale









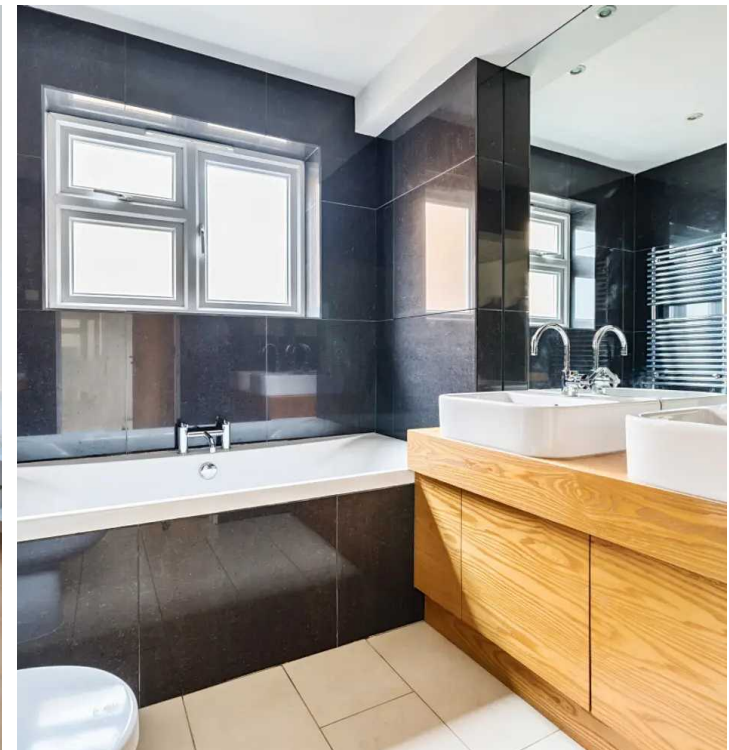
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The property also benefits from three well-appointed bathrooms, two of which are en-suite, ensuring optimal convenience and comfort for residents and visitors alike. With off-road parking available for two vehicles, accessibility and convenience are prioritised, ensuring a stress-free living experience.

In summary, this architect-designed residence represents a rare opportunity to own a thoughtfully designed home in a coveted location on the eastern side of Selsey, where modern touches meet serene landscapes, offering a lifestyle of comfort and convenience in equal measure.

- Spacious Architect designed house with mezzanine living space
- Four generous double bedrooms
- Semi rural position with views over field to the rear
- Located within 100m of the beach
- Open plan living/dining and kitchen
- Kitchen with integrated appliances
- Vaulted ceiling in the living space & bedroom 2
- Walk in wardrobe to main bedroom
- 3 bathrooms, 2 of which are en-suite
- Off road parking for 2 cars







## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • [selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk) • [www.henryadams.co.uk/](http://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