



4 Clayton Court Clayton Road, Selsey, PO20 9DG

Guide Price **£395,000**

  
**Henry Adams**  
estate agents

# 4 Clayton Court Clayton Road

Selsey, Chichester

This stunning property presents a remarkable opportunity to own a direct sea facing home with a range of desirable features. The interior boasts a welcoming porch, a spacious open plan kitchen, dining, and living area ideal for entertaining, alongside a convenient downstairs shower room that has a window. Upstairs, the main bedroom impresses with two fitted wardrobes, while two additional bedrooms also come furnished with ample storage space. There is also a family bathroom on this floor which benefits from having an extractor fan and a window. Residents can embrace the coastal lifestyle with a south-east facing balcony offering mesmerising sea views from the main bedroom, a charming rear garden leading directly to the coast, and a front courtyard providing a peaceful outdoor retreat.

Furthermore, the property includes a double garage with an electrically operated door, ensuring secure parking and additional storage space. Additionally, there are two parking spaces located in front of the garage door, promising effortless accessibility and ample room for vehicles.

This property's combination of splendid indoor living spaces and captivating outdoor coastal features presents an exceptional opportunity for those seeking a harmonious blend of comfort, style, and seaside living.

Council Tax: D, Freehold, EPC: C





Approximate Area = 1231 sq ft / 114.3 sq m  
 Garage = 263 sq ft / 24.4 sq m  
 Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale





# 4 Clayton Court Clayton Road

Selsey, Chichester

Exceptional direct sea-facing home with open plan kitchen/dining/living area, 3 bedrooms, 2 bathrooms, south-east facing balcony, rear garden leading to coast, front courtyard, double garage with 2 parking spaces. Ideal harmonious blend of comfort, style, and coastal living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Porch
- Large Open Plan Kitchen, Dining and Living Space
- Downstairs Shower Room and Family Bathroom
- Good Sized Main Bedroom with Two Fitted Wardrobes
- South East Facing Balcony with Uninterrupted Sea Views
- Two Additional Bedrooms with Fitted Wardrobes
- Rear Garden Leading Straight to the Coast and a Front Courtyard
- Double Garage with Electrically Operated Door





## 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