



16 Coppice Lane, Selsey, PO20 9EX

Guide Price £275,000 Freehold

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Selsey, Chichester

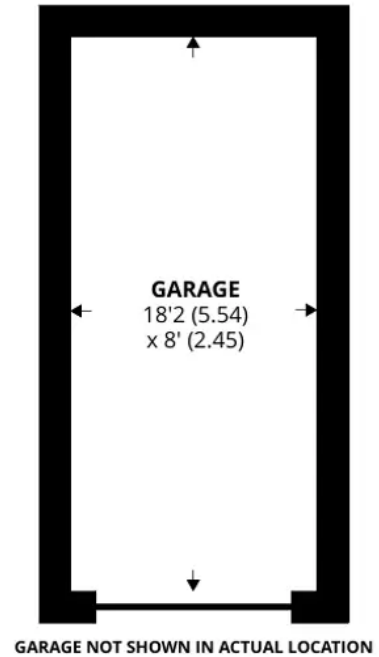
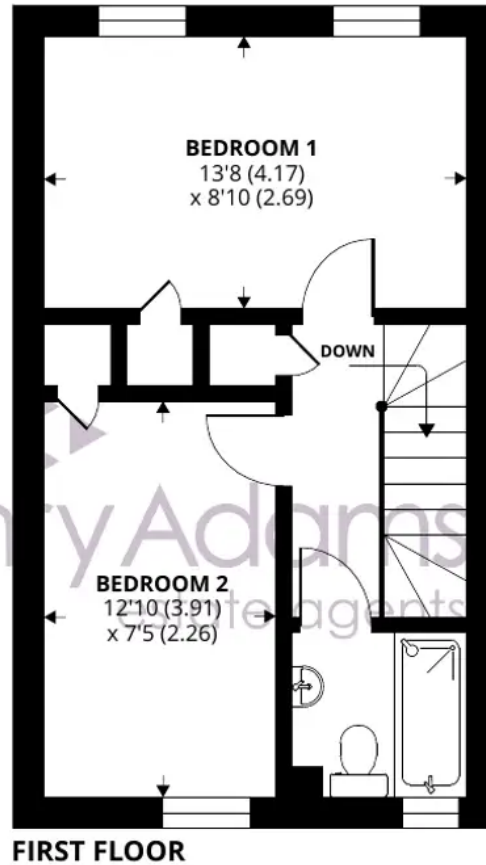
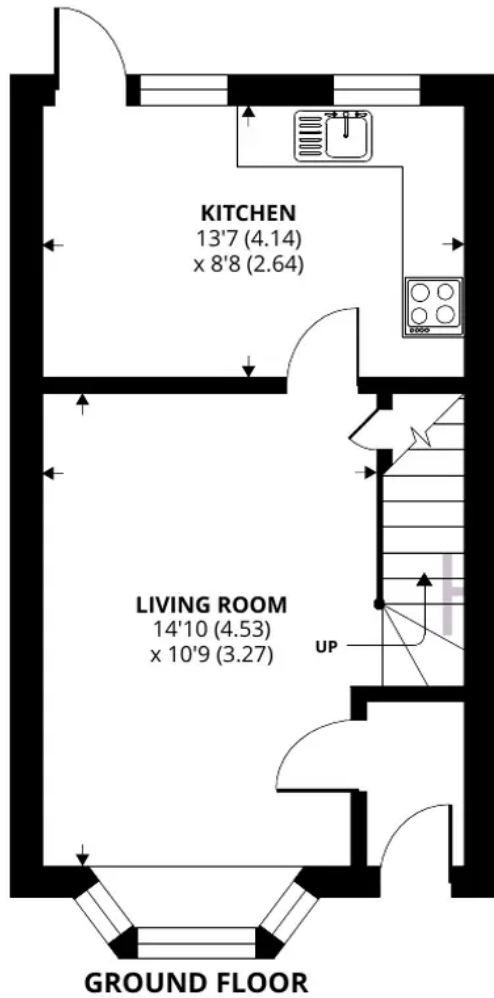
Nestled in a quiet cul-de-sac, this charming 2-bedroom mid-terraced property offers a peaceful retreat for its residents. Upon entering, you are welcomed by an internal porch space leading to a cosy living room adorned with a bay window, allowing natural light to fill the room. The kitchen offers sufficient space for a large table to enjoy whatever culinary delights are produced. Upstairs, the property boasts two double bedrooms, each offering ample wardrobe space for storage convenience. There is also a family bathroom located on this floor.

Externally, the beautifully landscaped rear garden provides a tranquil outdoor space perfect for hosting gatherings or simply unwinding after a long day. This has the added benefit of being low maintenance thanks to the artificial grass. The garage in a separate block is conveniently located nearby, offering a practical solution for secure parking or extra storage space, catering to the needs of the modern homeowner.

Council Tax: C, Freehold, EPC Rating: C

- Quiet Cul-De-Sac Location
- Internal Porch Space
- Living Room with Bay Window
- Two Double Bedrooms both with Wardrobe Space
- Recently Landscaped Rear Garden
- Garage in a Separate Block





Approximate Area = 685 sq ft / 63.6 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 830 sq ft / 77.1 sq m

For identification only - Not to scale





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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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.