



1 Harding Close, Selsey, PO20 0FG

Guide Price £330,000 Freehold


Henry Adams
estate agents

1 Harding Close

Selsey, Chichester

Situated in a popular residential area, this well-presented semi-detached house offers comfortable and modern living spaces suitable for families and professionals alike. With three bedrooms, a kitchen breakfast room, a family bathroom, an en-suite to bedroom 1, and a ground floor cloakroom, this property offers ample space and functionality.

Upon entering the property, the hallway provides direct access to the living room that flows effortlessly into the kitchen breakfast room, creating a seamless transition between dining and relaxing areas. The kitchen boasts a dining area and ample storage space, making it an ideal spot for both cooking and entertaining guests.

Ascending the staircase, you will find three bedrooms, each offering a peaceful retreat at the end of a long day. The main bedroom benefits from a built in double wardrobe and an en-suite shower room, providing privacy and convenience. Additionally, the property features a fully equipped family bathroom, ensuring residents have all the necessary amenities for comfortable living.

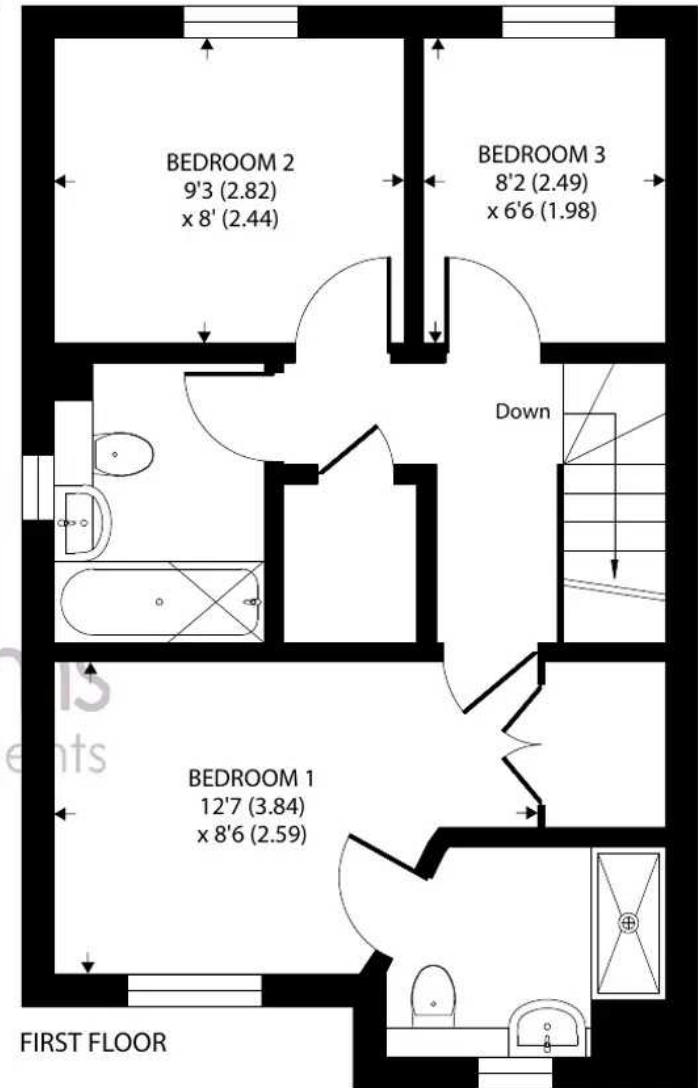
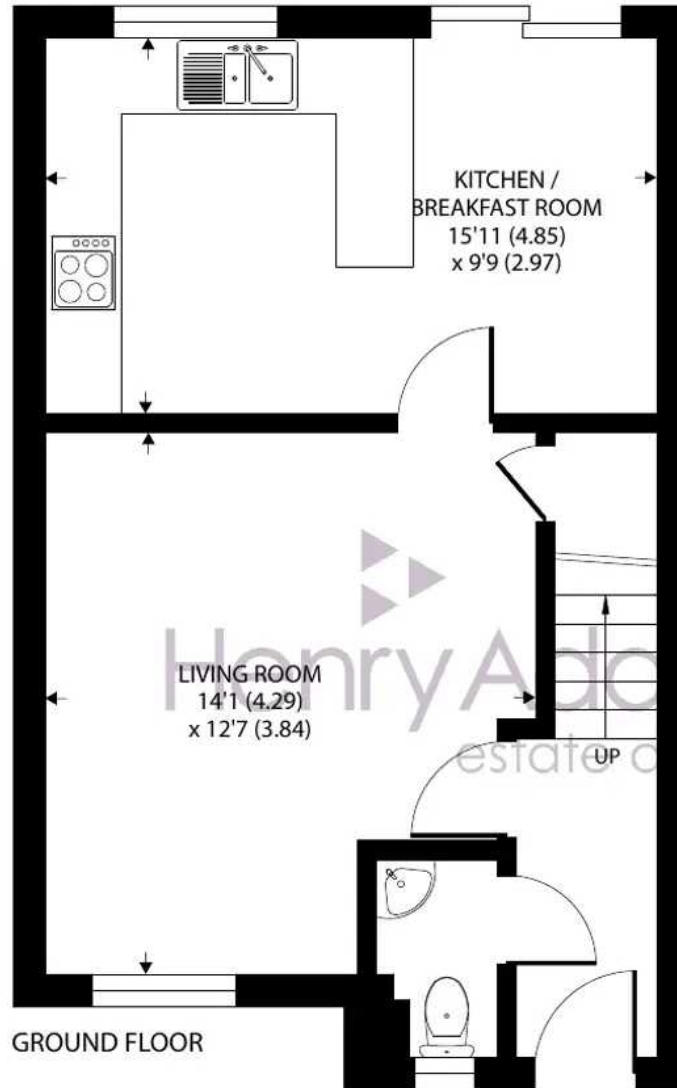
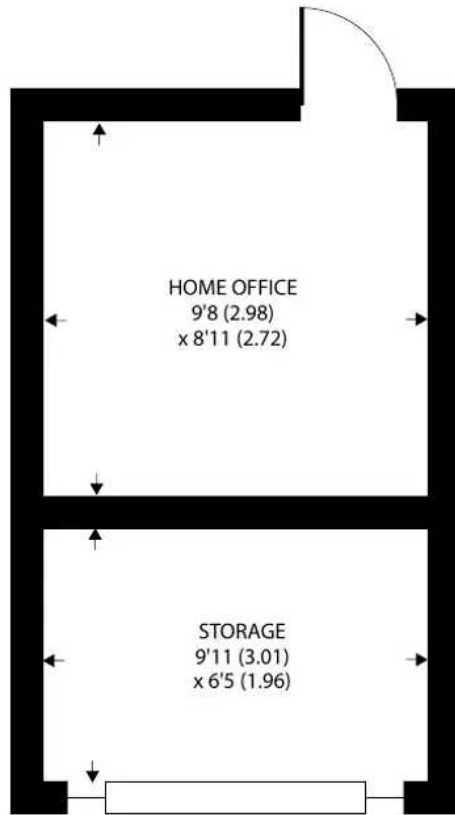
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Area = 816 sq ft / 75.8 sq m
Outbuildings = 160 sq ft / 14.8 sq m
Total = 976 sq ft / 90.6 sq m

For identification only - Not to scale





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For those in need of additional space, a boarded loft room is available for occasional use (accessed via a fitted ladder), and the partially converted garage further enhances the property's storage capabilities, offering a practical solution for household items in the front section, while the rear section of garage has been usefully converted into a home office with light & power.

Of additional benefit to the property is the larger than average garden, which provides a serene outdoor space for relaxation and recreation. The garden offers low maintenance by way of both decked and paved seating areas along with an area of artificial lawn.

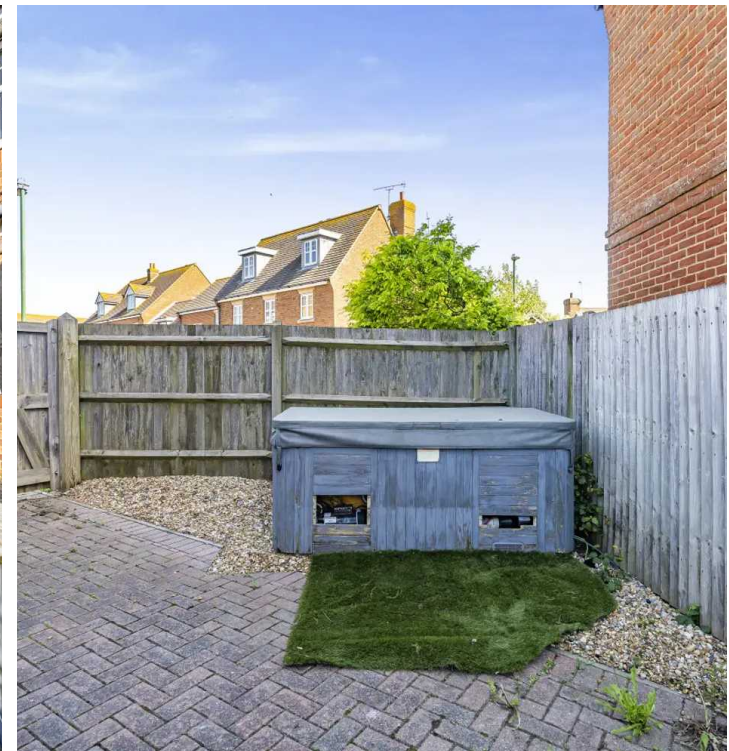
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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- Well presented semi detached house
- Three bedrooms
- Kitchen breakfast room
- Family bathroom, en-suite to bedroom 1 & cloakroom
- Boarded loft room for occasional use if required
- Partially converted garage providing storage and a home office
- Larger than average garden for this style of home





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