



Flat 4, The Kestrels, 1 Thorney Drive, Selsey, PO20 9AQ

Guide Price £195,000 Share Of Freehold

  
**Henry Adams**  
estate agents

# Flat 4

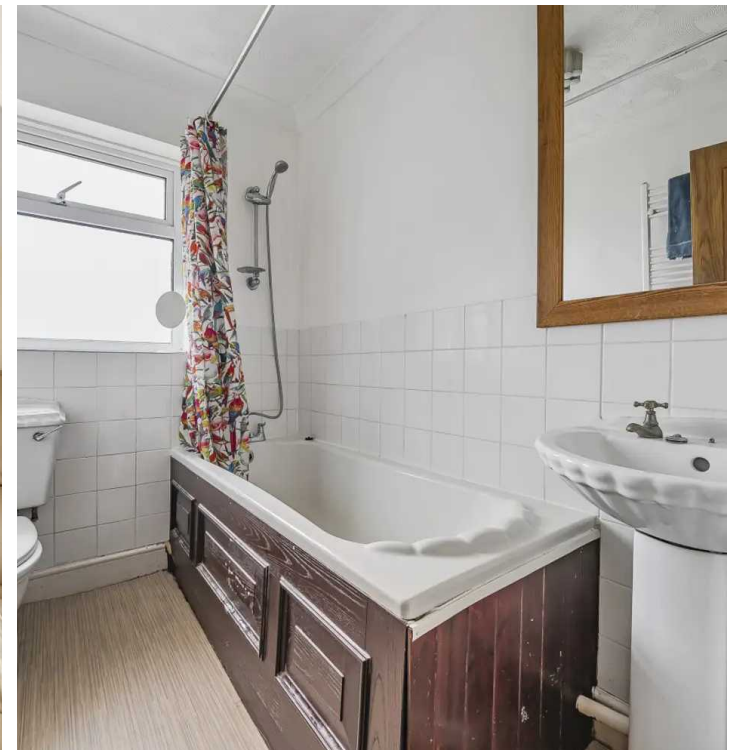
## The Kestrels, Chichester

Nestled in a private location on the western side of Selsey, two-story maisonette offers a unique opportunity for a discerning buyer looking for a comfortable home. Boasting a share of freehold and low annual service charge, this property provides a solid investment in a prime area with views of the Southdowns to the rear and the tranquil allure of the sea over roof tops to the front.

Arranged across the first and second floors, the maisonette enjoys a practical layout that emphasises space and functionality. The lower level is dedicated to the living room, offering a comfortable space for relaxing in peace with the adjacent kitchen being open plan to the space. Also on this level is a bathroom and the 2nd bedroom which is also a double.

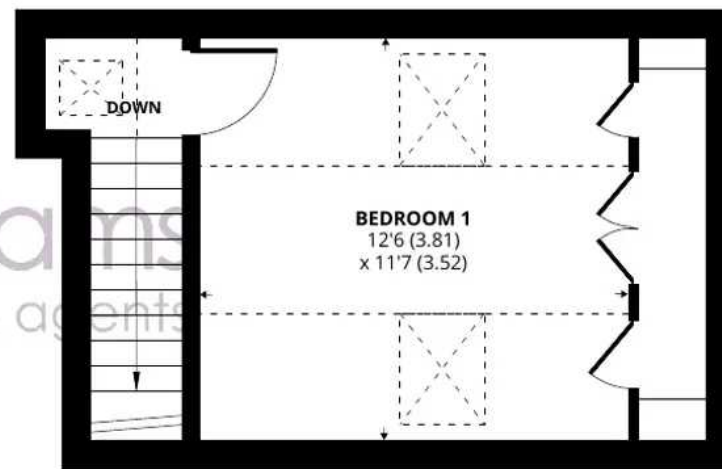
Ascending to the upper floor, the generously sized bedroom boasts built-in wardrobes and views over roof tops of the sea to the front and the Southdowns to the rear. Convenience is key with off-road parking provided, ensuring that your vehicles are accommodated for. The property is offered with no onward chain, providing a hassle-free transition for the new owners.

Council Tax: B, Share of Freehold, EPC : C





**GROUND FLOOR**



**FIRST FLOOR**

Henry Adams  
estate agents

Approximate Area = 513 sq ft / 47.6 sq m  
 Limited Use Area(s) = 98 sq ft / 9.1 sq m  
 Total = 611 sq ft / 56.7 sq m

For identification only - Not to scale





# Flat 4

## The Kestrels, Chichester

Private Selsey maisonette with sea and Southdowns views. Open living space, 2 beds, off-road parking, gas heating, own outside area. Share of freehold. Ideal investment or 1st time home. EPC-C, Council tax-B  
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 1st & 2nd floor maisonette
- Share of freehold
- Views of both the Southdowns and the sea
- Living room & kitchen
- Build in wardrobes in bedroom 1
- Off road parking
- Gas central heating
- Own personal outside space





## 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