



39 Hunnisett Close, Selsey, PO20 0FH

Guide Price £420,000 Freehold

 **Henry Adams**
estate agents

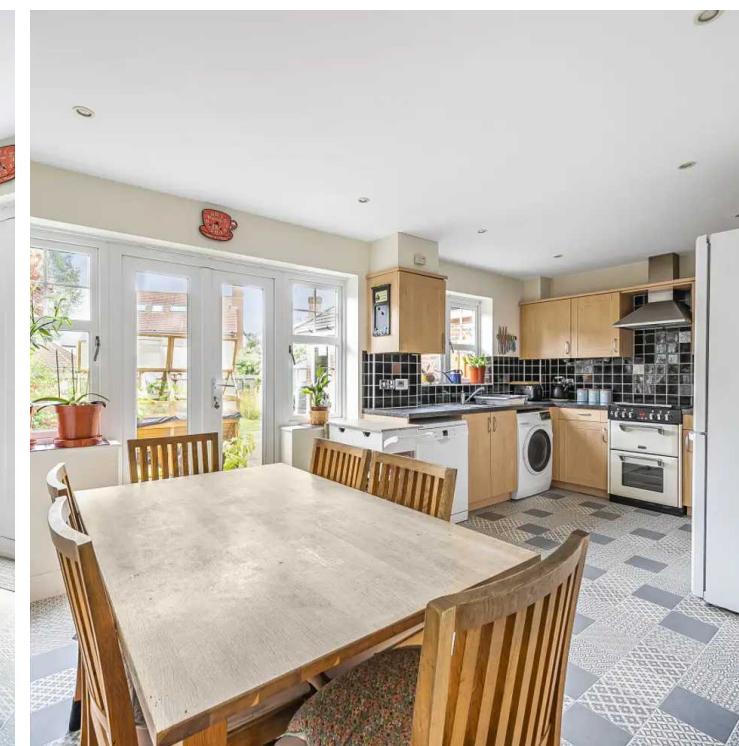
39 Hunnisett Close

Selsey, Chichester

Nestled in a sought-after location, this charming semi-detached townhouse offers spacious and versatile accommodation ideal for modern family living. Boasting four double bedrooms, including a guest bedroom with en-suite shower room, a delightful family bathroom, and a convenient cloakroom on the ground floor, this property is designed for comfort and functionality. The heart of the home is the impressive 18ft x 11ft kitchen breakfast room, perfect for hosting family gatherings or enjoying a quiet morning coffee. Throughout the property each room is well presented to create a welcoming atmosphere. In addition, the property benefits from a detached garage and a driveway, providing ample parking options for multiple vehicles.

Stepping outside there is a larger than average garden, offering a tranquil retreat from the hustle and bustle of every-day life. The outside space is a haven of relaxation, mainly laid to lawn and complemented by paved seating areas, ideal for al fresco dining or simply unwinding in the fresh air. The garden features flower and shrub borders, adding a touch of natural beauty to the landscaped setting. With convenient side access to the driveway and a personal door leading to the garage, this outdoor space is as practical as it is picturesque. The driveway itself can accommodate two cars comfortably, ensuring that parking is never a concern for residents or guests. Discover a home that seamlessly blends indoor comfort with outdoor charm, offering a lifestyle of convenience and tranquillity in equal measure.

- Semi detached townhouse
- Four double bedrooms
- Cloakroom, en-suite and family bathroom
- 18ft x 11ft kitchen breakfast room





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Approximate Area = 1343 sq ft / 124.7 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1536 sq ft / 142.5 sq m

For identification only - Not to scale



Certified
Property
Measurer



39 Hunnisett Close

Selsey, Chichester

Charming semi-detached townhouse in sought-after location. 4 double bedrooms, guest en-suite, family bathroom, 18ft kitchen breakfast room, detached garage and a larger than average garden. EPC-C, Council tax-D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi detached townhouse
- Four double bedrooms
- Cloakroom, en-suite and family bathroom
- 18ft x 11ft kitchen breakfast room
- Driveway & detached garage
- Flexible accommodation
- Well presented throughout
- Larger than average garden





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