



## 12 The Close, Selsey

Guide Price £625,000 Freehold



# 12 The Close

Selsey, Chichester

Nestled within a tranquil cul-de-sac just a stone's throw away from the shores of the beach, this New England style detached chalet home offers a perfect blend of coastal living and modern convenience.

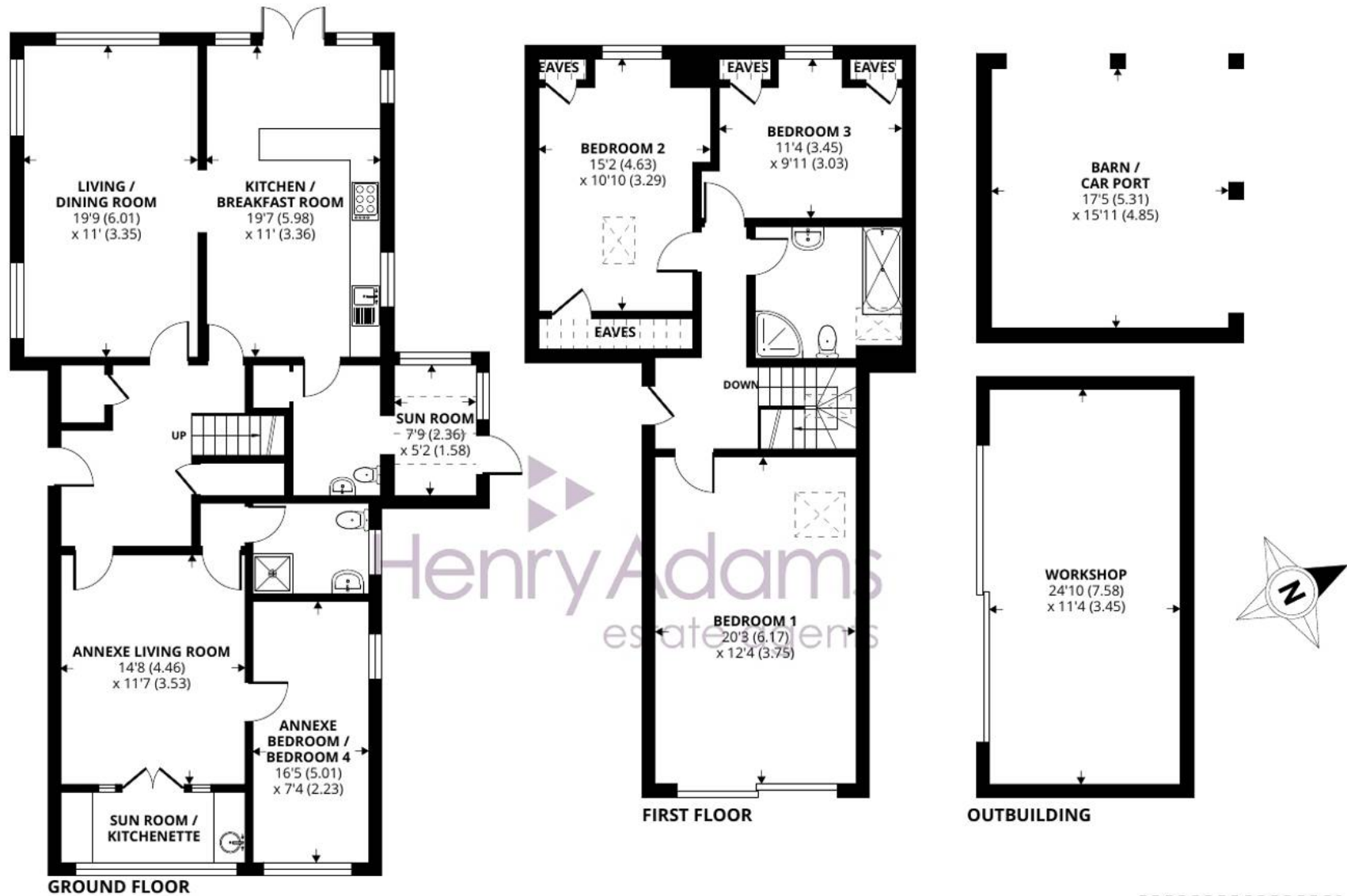
Boasting a spacious layout, with four generously-sized bedrooms, providing ample space for the entire family. The heart of the home lies within the near 20ft living room and adjoining kitchen breakfast room - a space designed for both relaxation and entertaining. A haven for relaxation, the main bedroom features a private balcony with picturesque views towards the glistening sea, providing a serene retreat after a long day.

Internally, the property is well presented throughout, showcasing a harmonious blend of traditional charm and contemporary elegance. The versatile layout offers flexible accommodation, with annexe capabilities - perfectly suited for accommodating guests or catering to changing lifestyle needs.

As you approach the property, a gated driveway welcomes you, offering parking for 5-6 cars - a rare find in this sought-after area. Further enhancing the property's charm is the barn-style carport/garage, providing both practicality and character along with an additional 24ft x 11ft workshop. Adding to the features of the home is the generous 78ft x 78ft (approx,) rear garden which is mainly laid to lawn along with several seating areas and a vegetable garden with raised beds and a greenhouse.

- New England style detached chalet home
- Quiet cul-de-sac location within 200m of the beach
- Four Bedrooms
- Nr 20ft living room & kitchen breakfast room





Approximate Area = 1810 sq ft / 168.1 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Outbuilding = 299 sq ft / 27.7 sq m  
 Total = 2155 sq ft / 200 sq m

For identification only - Not to scale



Denotes restricted head height







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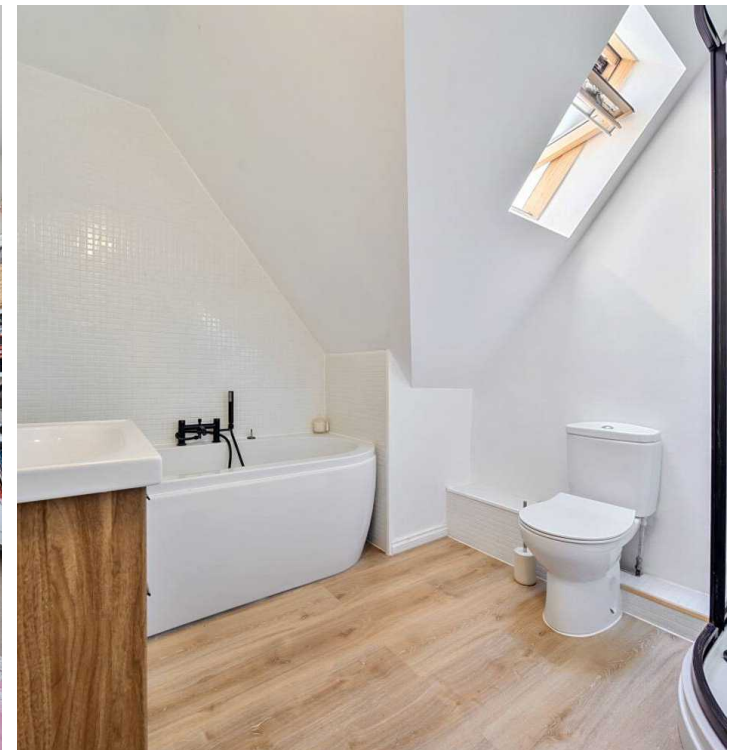
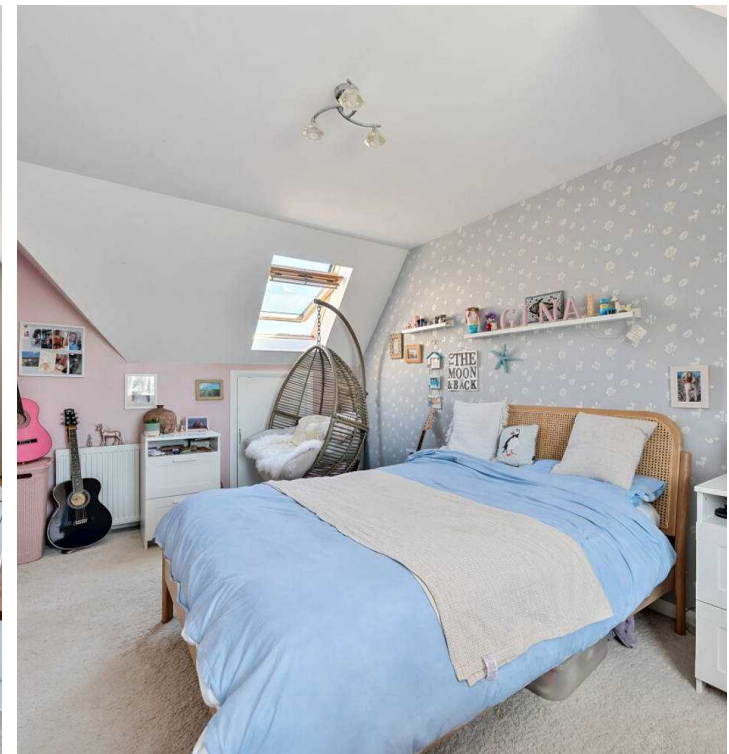
Nestled in a cul-de-sac within 200m of the beach, this New England style chalet home boasts 4 bedrooms, a spacious living area, kitchen breakfast room & sea view. Gated driveway, carport, workshop and large garden. EPC-D, Council tax-D  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- New England style detached chalet home
- Quiet cul-de-sac location within 200m of the beach
- Four Bedrooms
- Nr 20ft living room & kitchen breakfast room
- Main Bedroom With Balcony And View Towards The Sea
- Gated driveway with ample parking for 5-6 cars
- Barn Style Carport And Garage
- Well presented throughout
- Flexible accommodation offering annexe capabilities
- 78ft x 78ft (max & approx) rear 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