



11 Acorn Close, Selsey

Guide Price £340,000 Freehold


Henry Adams
estate agents

11 Acorn Close

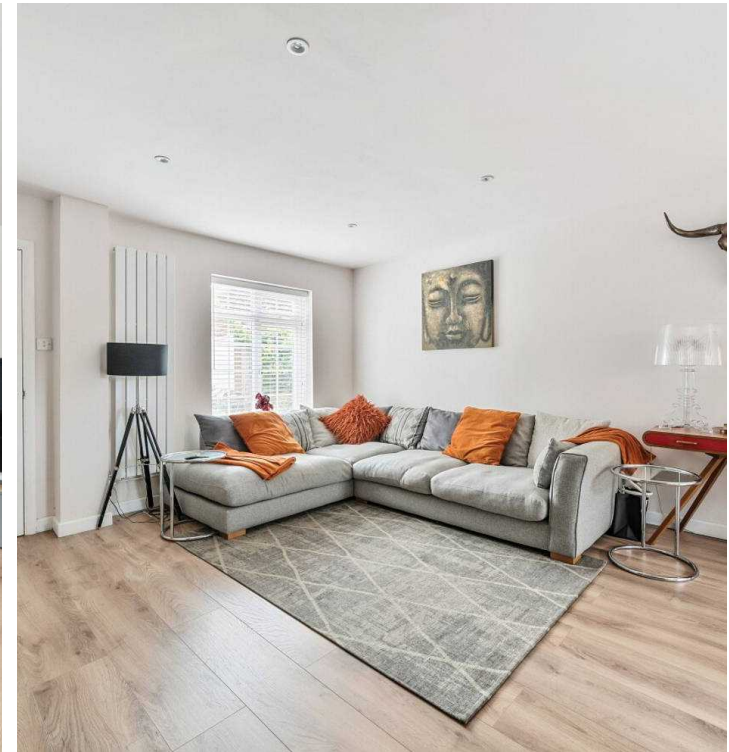
Selsey, Chichester

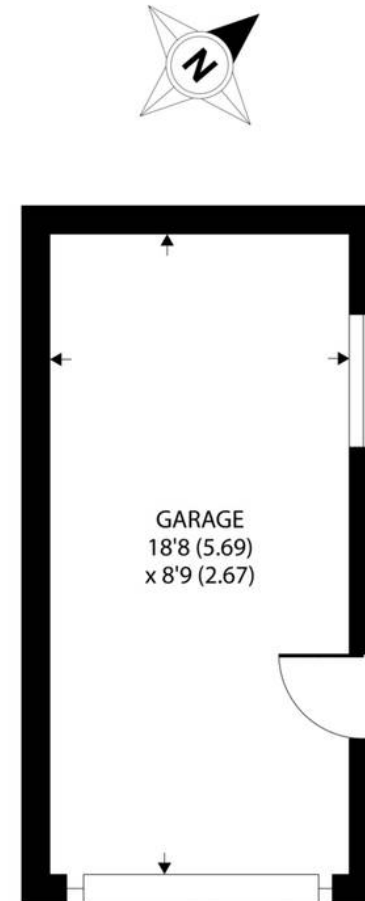
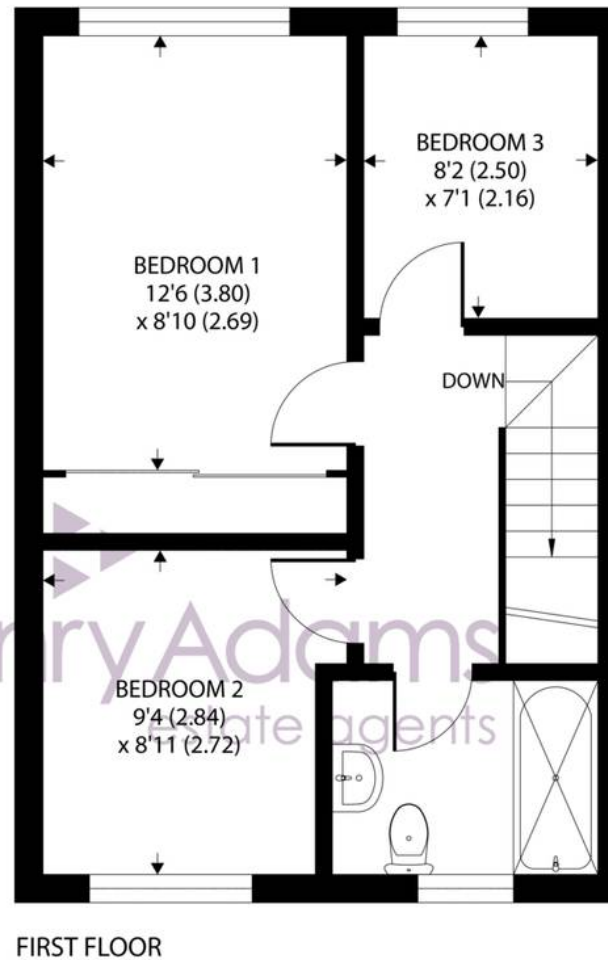
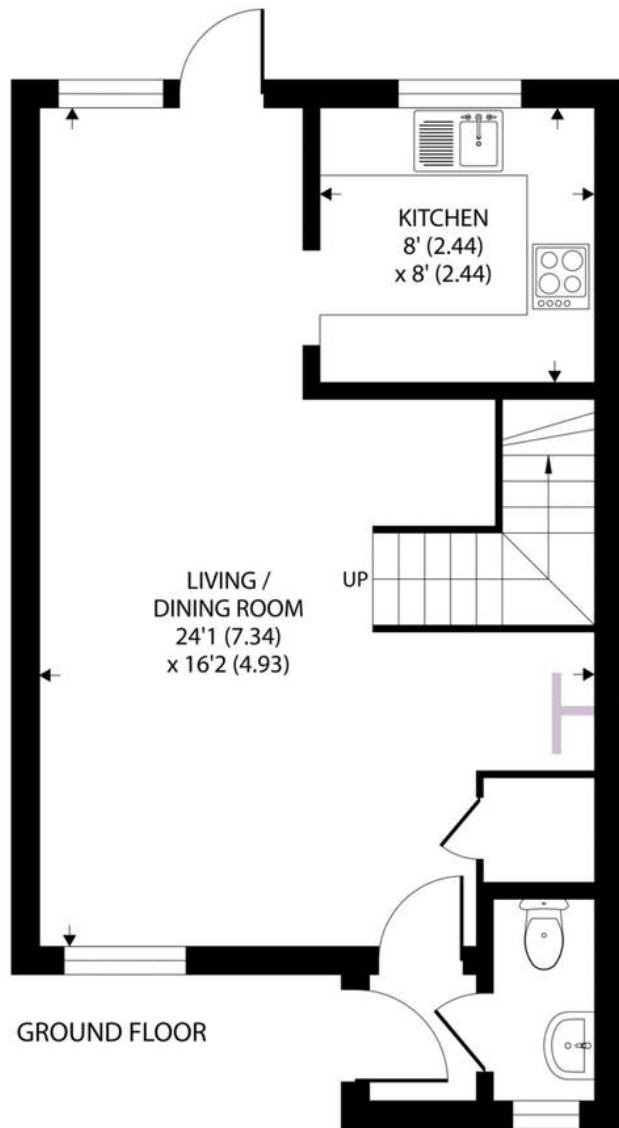
Nestled within a cul-de-sac residential area, this delightful and well presented end-terraced house presents an exceptional opportunity for those seeking a comfortable and contemporary family home. Boasting three bedrooms, this property offers ample living space, ideal for modern family living with planning permission approved for 5 × 3m extension.

Upon entering, the entrance hall provides access to the cloakroom and a spacious 24ft living/dining room, providing a versatile space for relaxing and entertaining as well as offering direct access to the garden. The kitchen, bathroom, and cloakroom have all been tastefully renovated since 2023, ensuring a fresh and modern aesthetic throughout the property. The new kitchen boasts sleek, feel with ample storage space, making it a true highlight of the home.

Ascend the stairs to the first floor to discover three bedrooms, each flooded with natural light and offering a peaceful retreat for rest and relaxation. A family bathroom which was fitted in 2022 completes this floor, featuring contemporary fixtures and fittings.

Situated on a corner plot, this property benefits from a larger than average garden, providing the perfect space for outdoor activities, al fresco dining or scope to extend (subject to planning). The low-maintenance design of the garden being that its mainly laid to lawn ensures that it can be enjoyed all year round, offering a tranquil escape from the hustle and bustle of daily life.

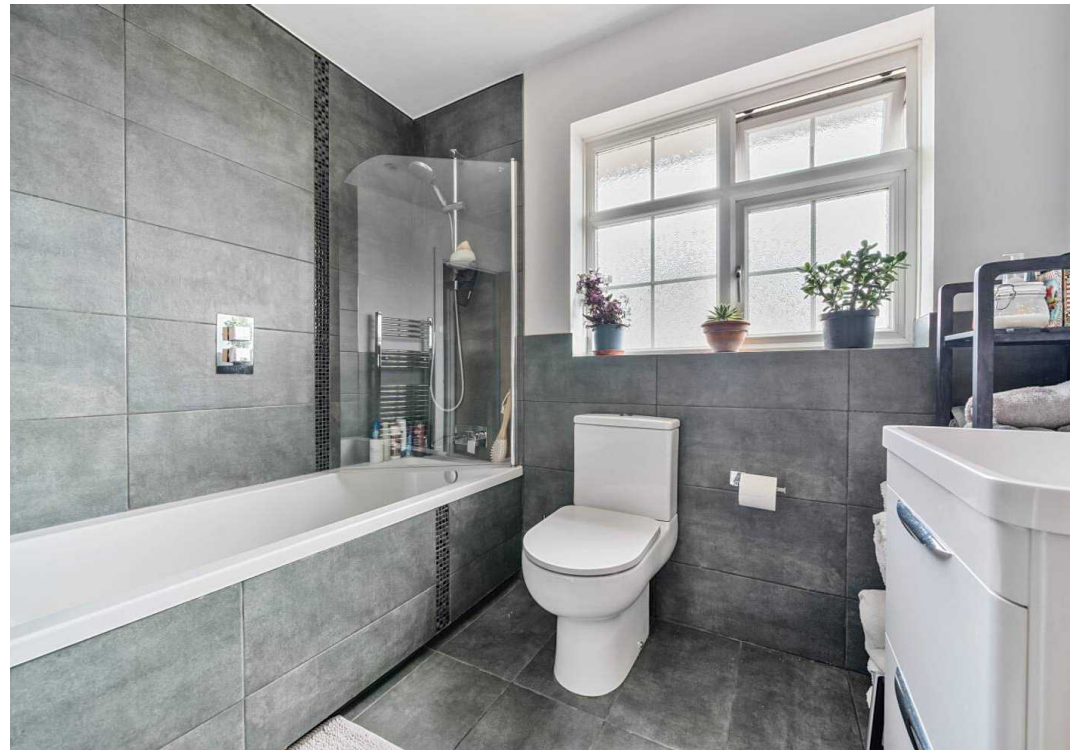
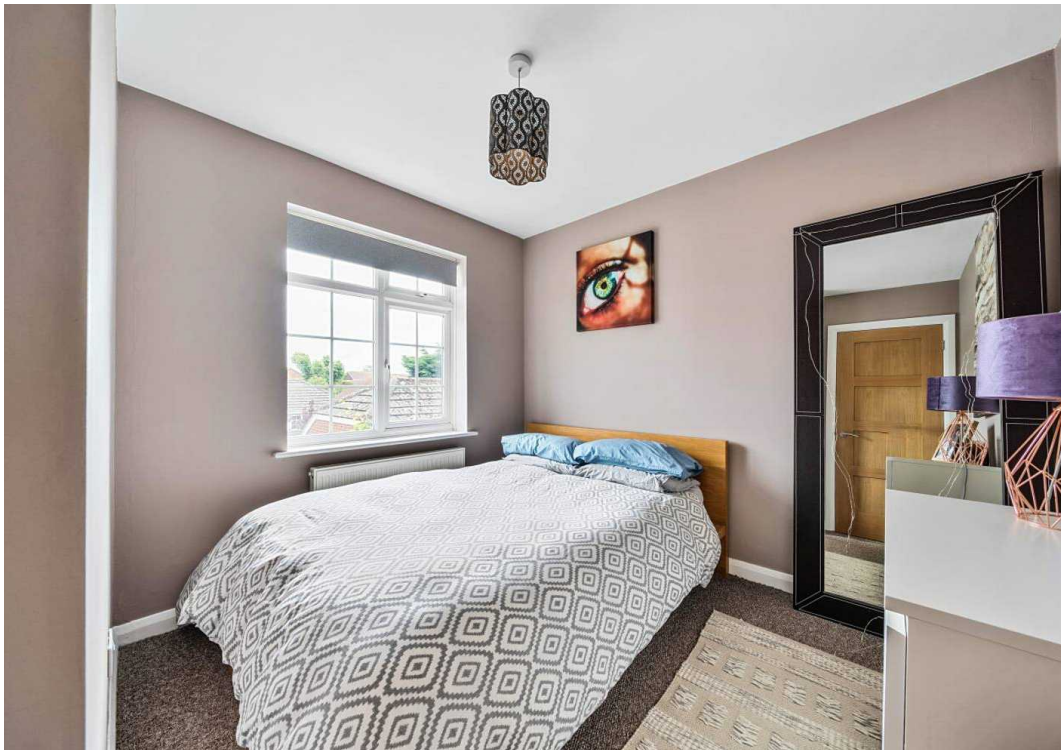
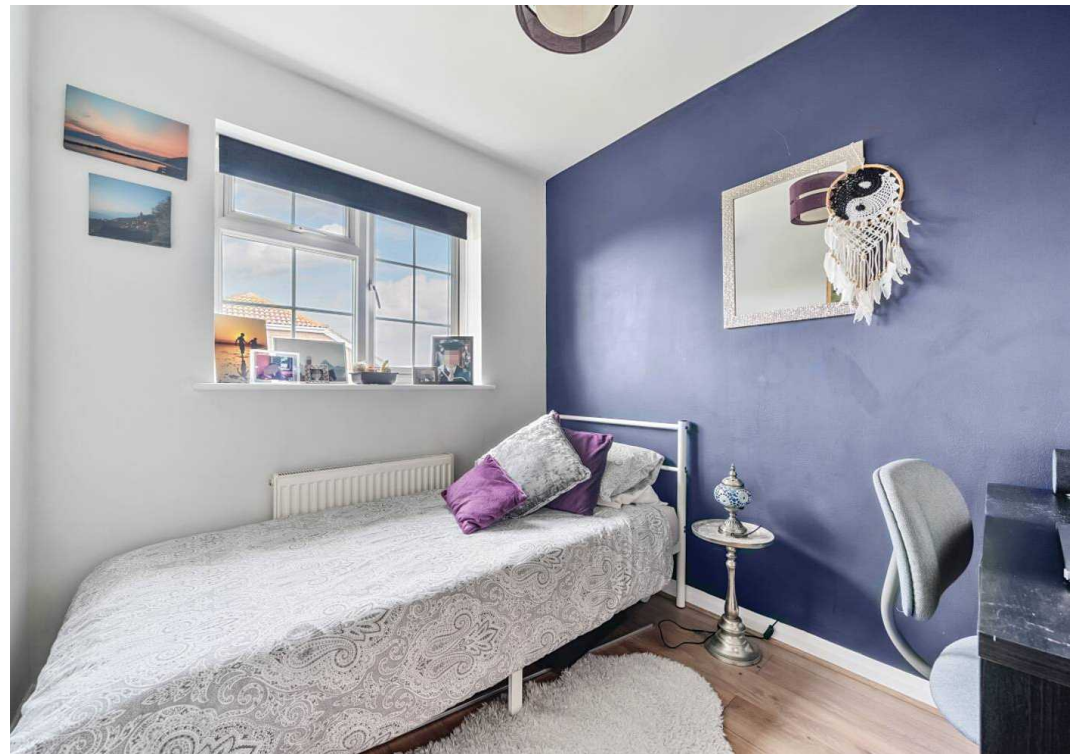




Approximate Area = 820 sq ft / 76.1 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 983 sq ft / 91.2 sq m

For identification only - Not to scale





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Off-street parking is provided with a driveway and garage, offering convenience and peace of mind for homeowners. The absence of a chain ensures a smooth and straightforward purchasing process, allowing buyers to move in and make this property their own with ease.

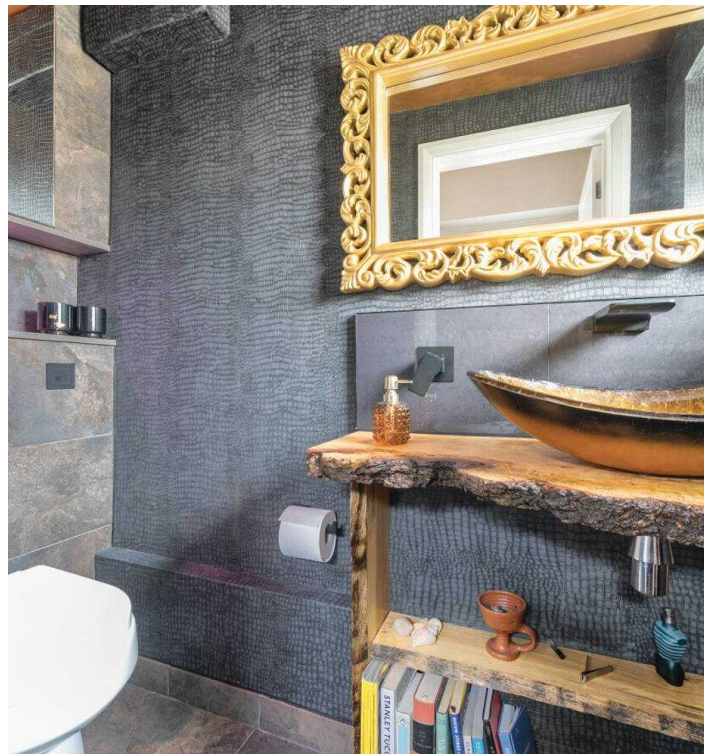
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- End terraced house with 3 bedrooms
- 24ft Living/dining room
- Corner plot with larger than average garden
- Ground floor cloakroom & 1st floor family bathroom
- New kitchen, bathroom and cloakroom since 2019
- Driveway & garage
- No onward chain





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