



11 Northfield, Selsey

Guide Price £325,000 Freehold


Henry Adams
estate agents

11 Northfield

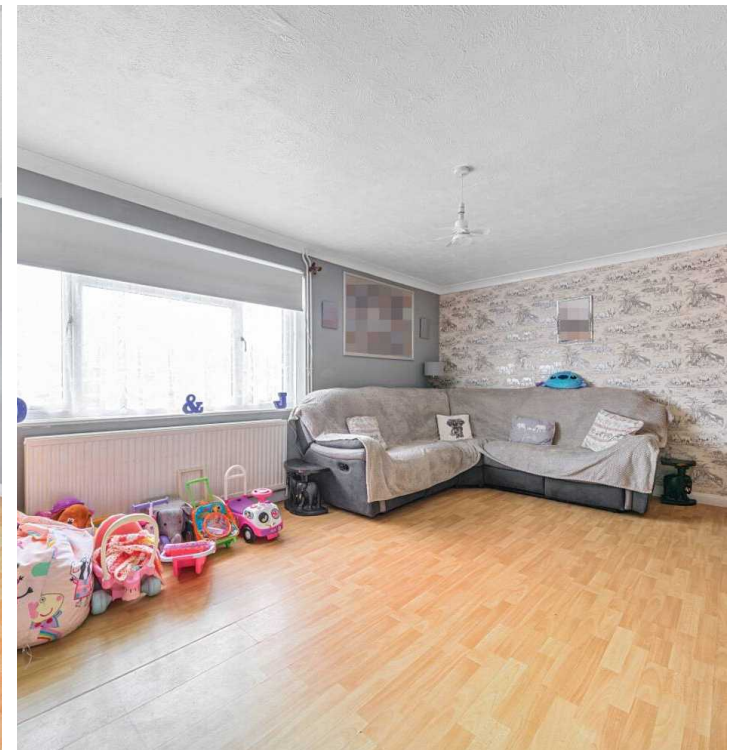
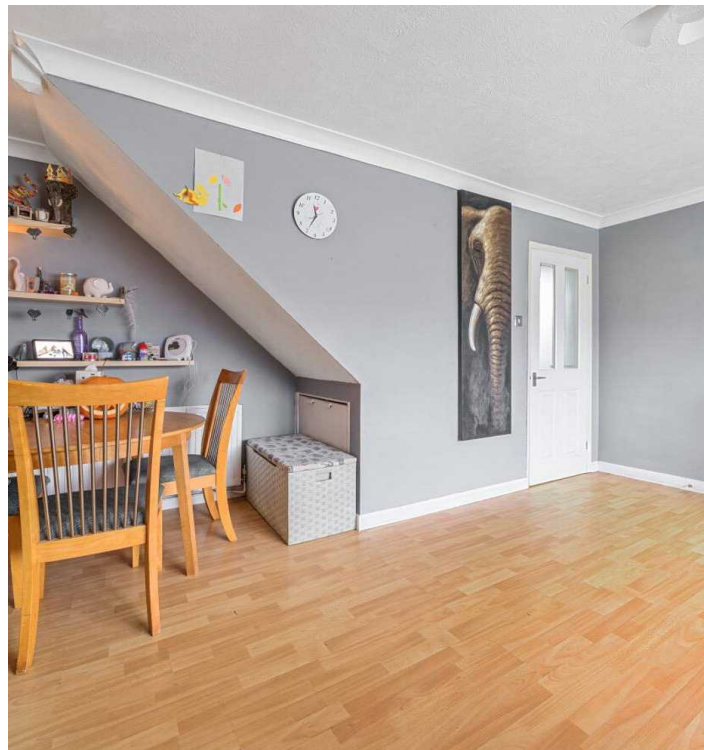
Selsey, Chichester

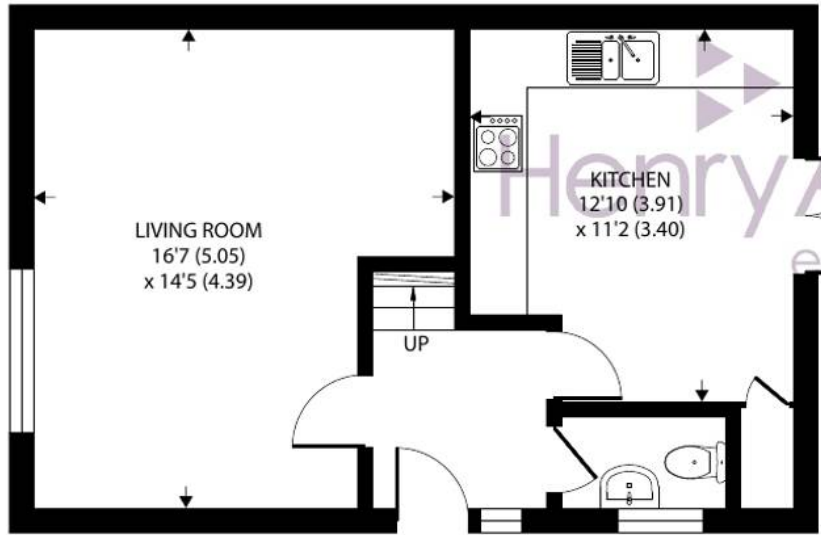
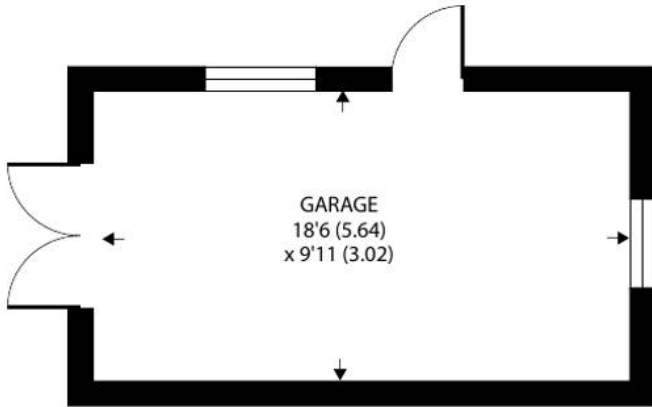
Situated in a cul-de-sac location is this semi-detached house, located in close proximity to the beach, shops, and bus routes. Boasting three bedrooms, this property is perfect for families looking to settle in a tranquil yet well-connected area.

Upon entering the property, the entrance hall offers access to all of the ground floor rooms and stairs to the 1st floor. The living room is I-shaped and allows for a dining table, ideal for relaxing or entertaining guests. The adjacent kitchen provides ample space for culinary endeavours and dining. Convenience is key in this property, featuring a ground floor cloakroom for added comfort.

Ascending to the first floor, you will find the recently updated family bathroom with a roll top bath. The bedrooms offer a peaceful retreat, each thoughtfully designed with comfort in mind. Externally, the property benefits from a driveway and detached garage, providing ample parking space for vehicles or additional storage needs. The westerly facing garden offers a private outdoor sanctuary, perfect for enjoying the evening sun or hosting gatherings with loved ones along with the added benefit of a summer house/craft room with light & power.

Council Tax band: C - £2043.62, EPC Rating: D





GROUND FLOOR



FIRST FLOOR

Approximate Area = 864 sq ft / 80.2 sq m
 Garage = 185 sq ft / 17.1 sq m
 Total = 1049 sq ft / 97.3 sq m

For identification only - Not to scale





11 Northfield

Selsey, Chichester

Semi-detached 3-bed house near beach & amenities. L-shaped living room, kitchen, updated bathroom. Driveway, garage, westerly garden with summer house.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi detached house
- Three bedrooms
- Living room & kitchen
- 1st floor bathroom and ground floor cloakroom
- Driveway & detached garage
- Cul-de-sac location in close proximity to beach, shops and bus route
- Westerly facing 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