



## 5 Canadian Crescent, Selsey

Guide Price £365,000 Freehold

# 5 Canadian Crescent

Selsey, Chichester

Nestled within a sought after sea front development is this well presented semi-detached house. Boasting three bedrooms, this property is ideally configured for modern family living or as a tranquil holiday retreat.

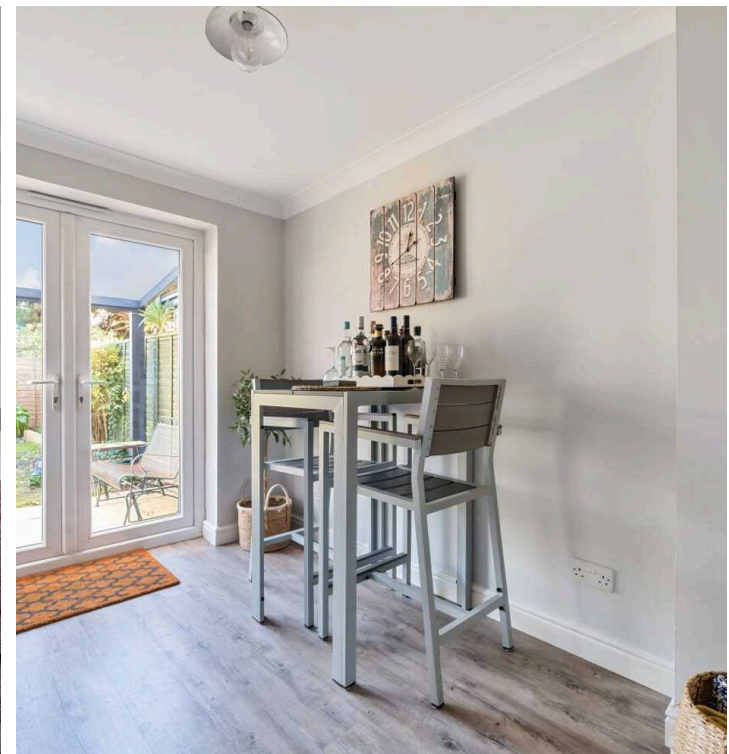
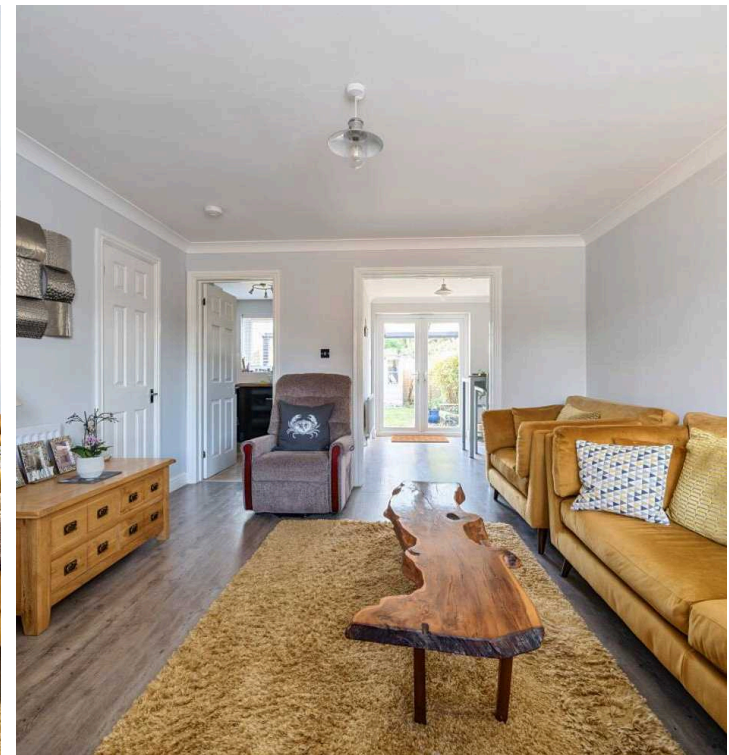
Upon entering the residence, one is greeted by the entrance hall with doors to both a cloakroom and living room bathed in natural light that flows seamlessly into the dining area, providing the perfect setting for hosting gatherings or enjoying quiet family meals. The property features an en-suite shower room to the main bedroom which has been updated since April 2023 offering a private sanctuary for relaxation and rejuvenation. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience for all residents and guests.

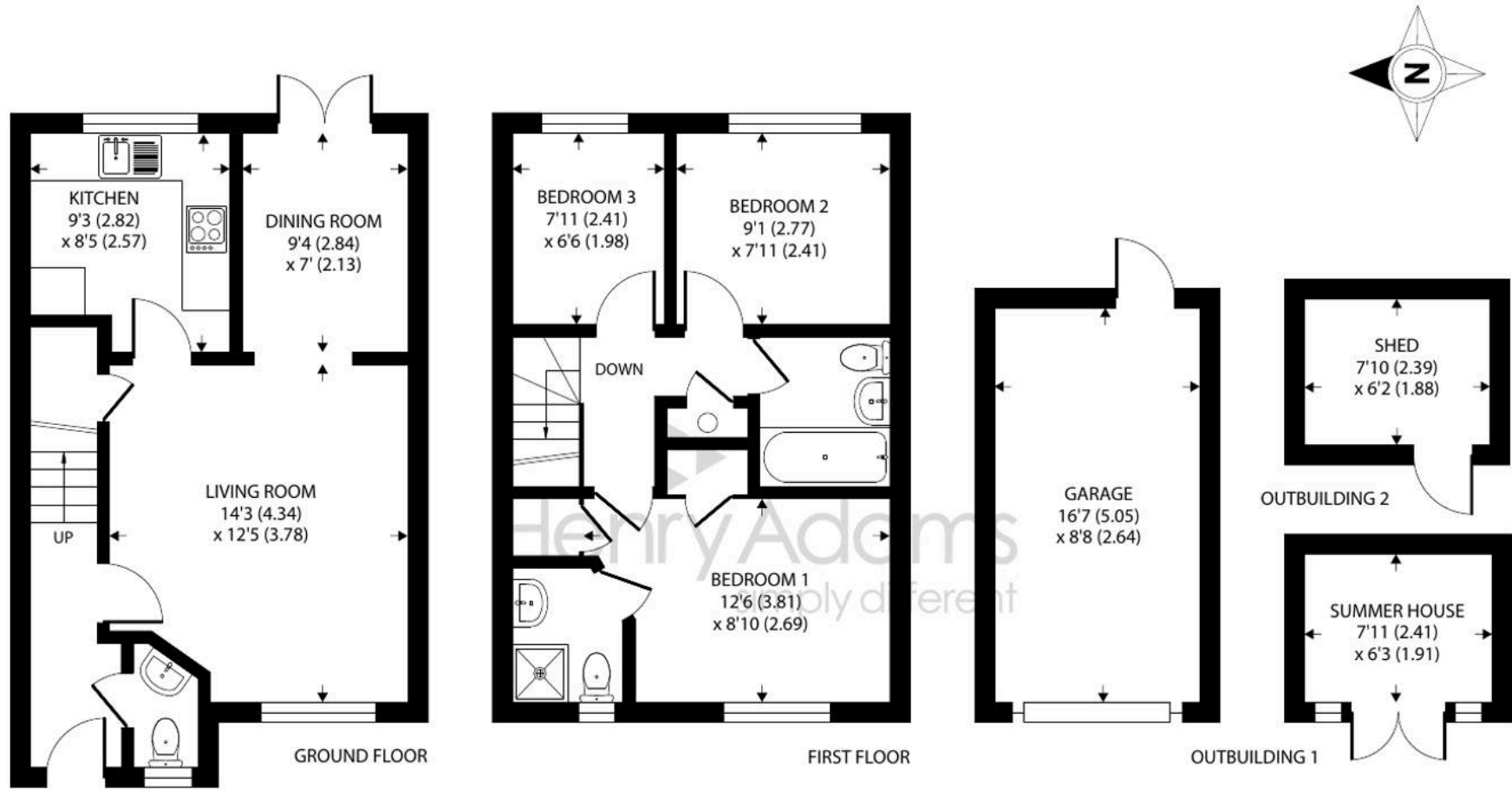
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## 5 Canadian Crescent, Selsey, Chichester

Approximate Area = 927 sq ft / 86 sq m (includes garage)

Outbuildings = 97 sq ft / 9 sq m

Total = 1024 sq ft / 95 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henry Adams. REF: 827288



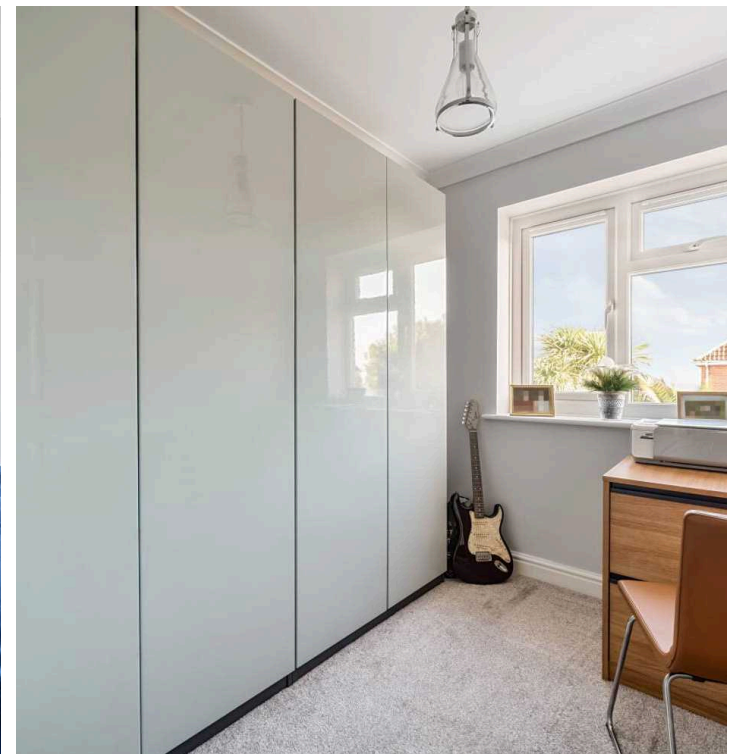
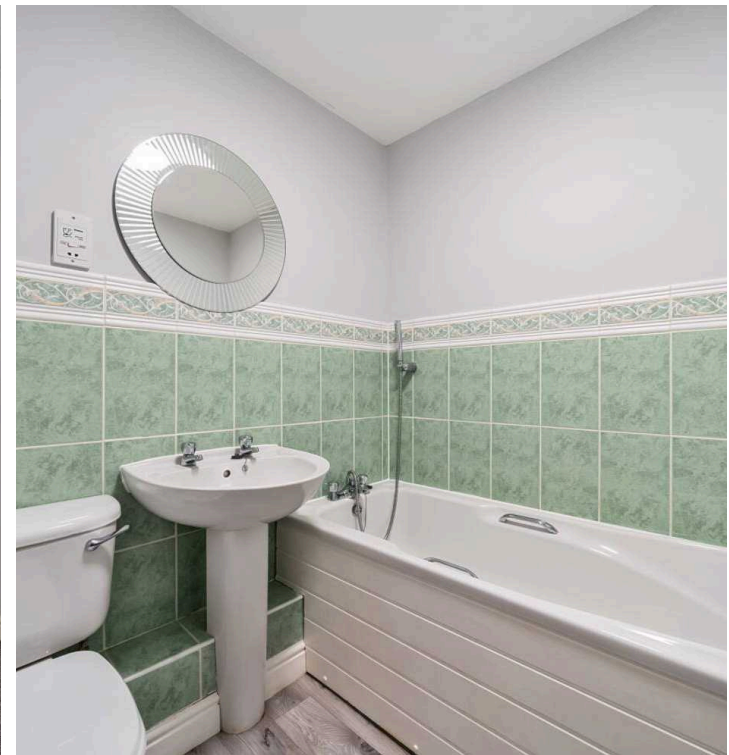
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An attractive feature of the property is the sea glimpses that can be enjoyed from the rear, adding a touch of seaside charm to the living experience. Completing the ensemble, a garage and off-road parking provide ample storage options and convenience. The larger than average garden offers an enjoyable space for residents to unwind in the fresh air while the addition of a covered seating area allows for outside entertaining even when the weather isn't on your side.

Beyond the existing amenities, the property benefits from building control approval granted for a garage conversion, presenting an exciting opportunity for customisation and expansion of living space or to create a ground floor bedroom and en-suite to suit the needs and preferences of any new owner.

- Semi Detached House
- Three Bedrooms
- Living & Dining Rooms
- En-suite and Family Bathroom
- Sea Front Development
- Ideal Family House or Holiday Home
- Sea Glimpses from Rear
- Garage and Off Road Parking
- Larger Than Average Garden
- Building Control Approval Granted For Garage Conversion





## 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