



22 Hillfield Road, Selsey

Guide Price £325,000 Freehold


Henry Adams
estate agents

22 Hillfield Road

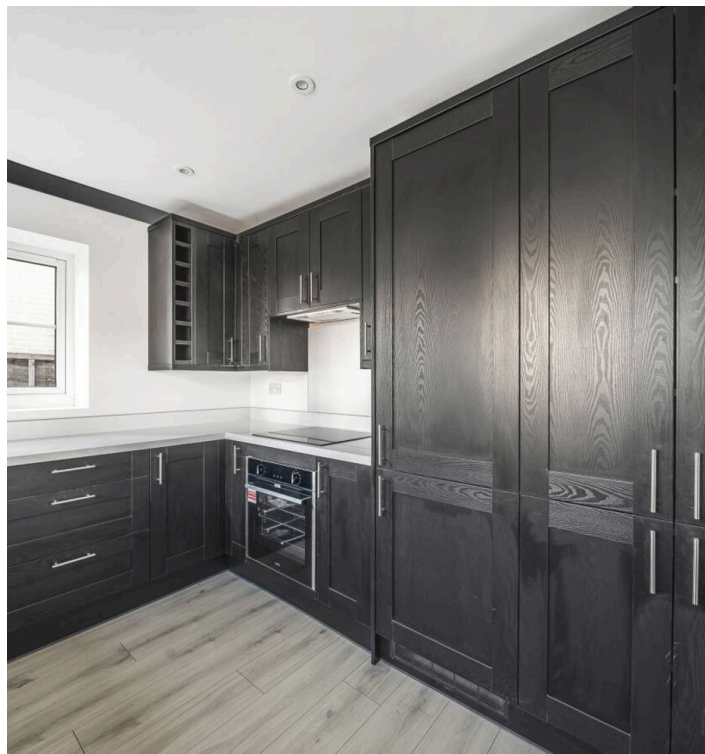
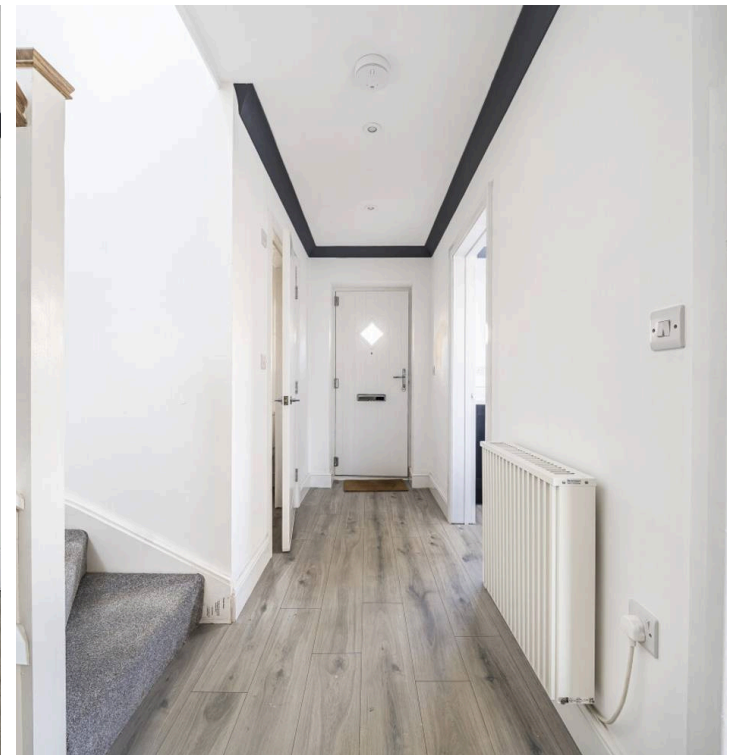
Selsey, Chichester

Introducing this newly built detached house, a modern sanctuary offering contemporary living in a location close to the amenities and bus stop. Boasting a sleek design and meticulous attention to detail, this property promises a lifestyle of comfort and convenience.

The property will benefit from a 10-year NHBC warranty, ensuring peace of mind for the homeowner upon completion. The off-road parking, with space for 3-4 cars (depending on size), adds a practical touch for those with multiple vehicles. Furthermore, the absence of an onward chain streamlines the purchasing process, allowing for a smoother transition for the lucky new owners.

With an eye towards energy efficiency, the property features solar panels and individually room-controlled electric heating, reducing both utility bills and environmental impact. The west-facing 70ft rear garden offers an ideal space for outdoor enjoyment and entertaining, where residents can relax and bask in the sun's warmth.

Upon entry, one is greeted by the spacious and airy hallway which opens to create a home study space. The living/dining room, characterised by an abundance of natural light thanks to the roof lantern light & bi-fold doors opening to the garden. The well-appointed kitchen features integrated appliances, providing a perfect space for culinary enthusiasts to indulge in their passion. There are two inviting double bedrooms, each offering a haven of relaxation and tranquillity.



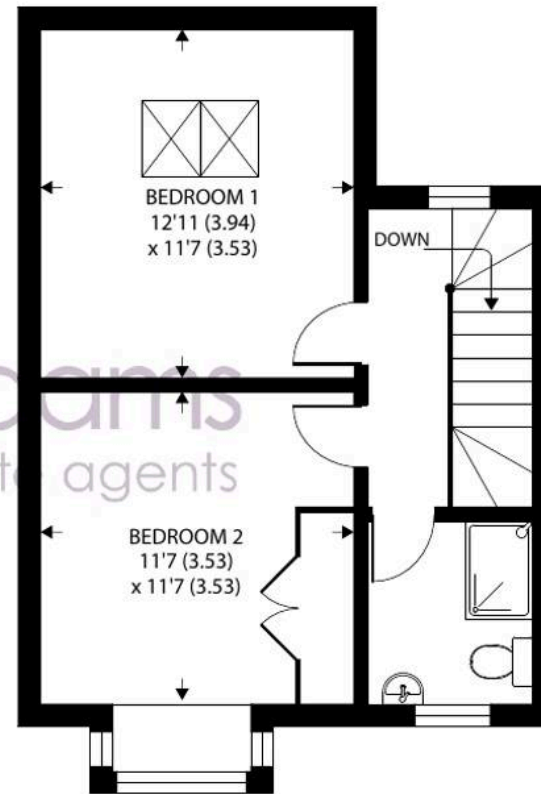


LIVING ROOM
21'11 (6.68)
x 11'7 (3.53)

KITCHEN
10'6 (3.20)
x 9'3 (2.82)

UP

GROUND FLOOR



BEDROOM 1
12'11 (3.94)
x 11'7 (3.53)

BEDROOM 2
11'7 (3.53)
x 11'7 (3.53)

DOWN

Approximate Area = 923 sq ft / 85.7 sq m

For identification only - Not to scale





22 Hillfield Road

Selsey, Chichester

Newly built detached house. Living/dining room, well-appointed kitchen, two double bedrooms, 10-year NHBC, off-road parking, solar panels, and west-facing 70ft rear garden.

Council Tax band: TBC, EPC-D

- Newly built detached house
- Two double bedrooms
- 10 NHBC warranty issued upon completion
- Living/dining room with bi-fold doors to the garden
- Kitchen with integrated appliances
- Off road parking for 2 cars (subject to installation of dropped kerb)
- NO onward chain
- Close to amenities and bus stop
- Solar panels & individually room controlled electric heating
- West facing 70ft 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