



12 Canadian Crescent, Selsey

Guide Price £320,000 Freehold


Henry Adams
estate agents

12 Canadian Crescent

Selsey, Chichester

Situated within the sought-after seafront development, this well presented three-bedroom semi-detached house offers a serene coastal lifestyle within a vibrant community.

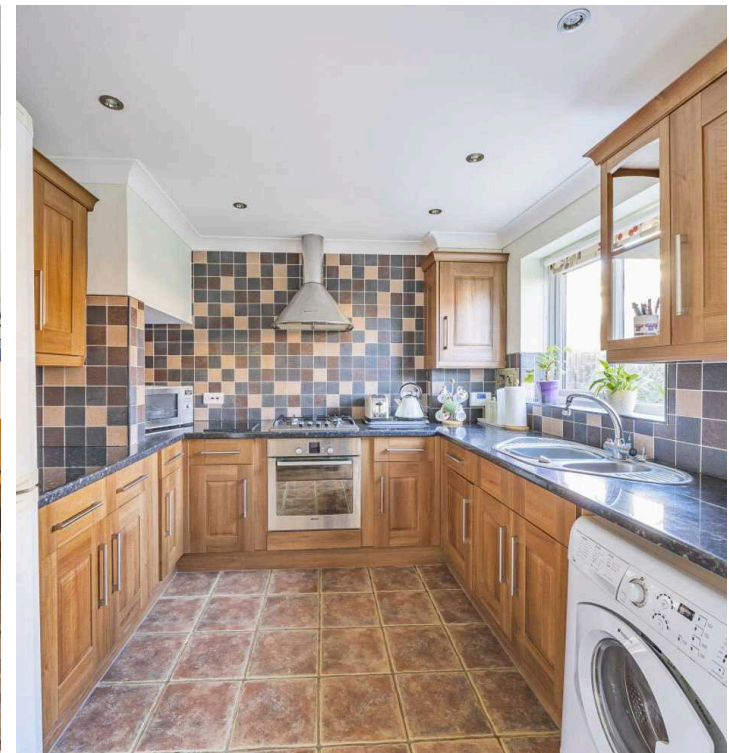
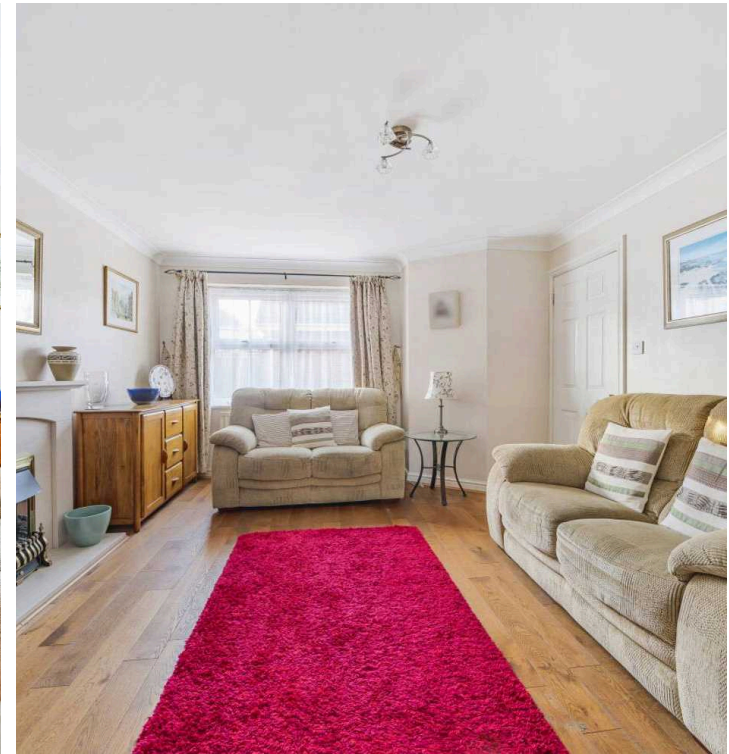
The ground floor boasts two reception rooms that are perfect for entertaining, a well-appointed kitchen offering ample storage space and modern appliances, making meal preparation a breeze. Additionally, the ground floor is complete with a convenient cloakroom, providing added practicality for busy households.

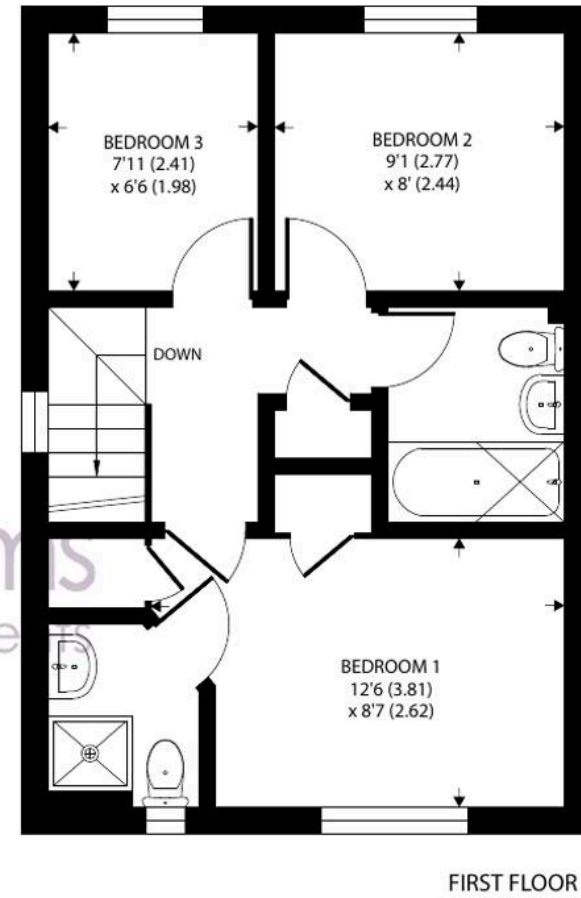
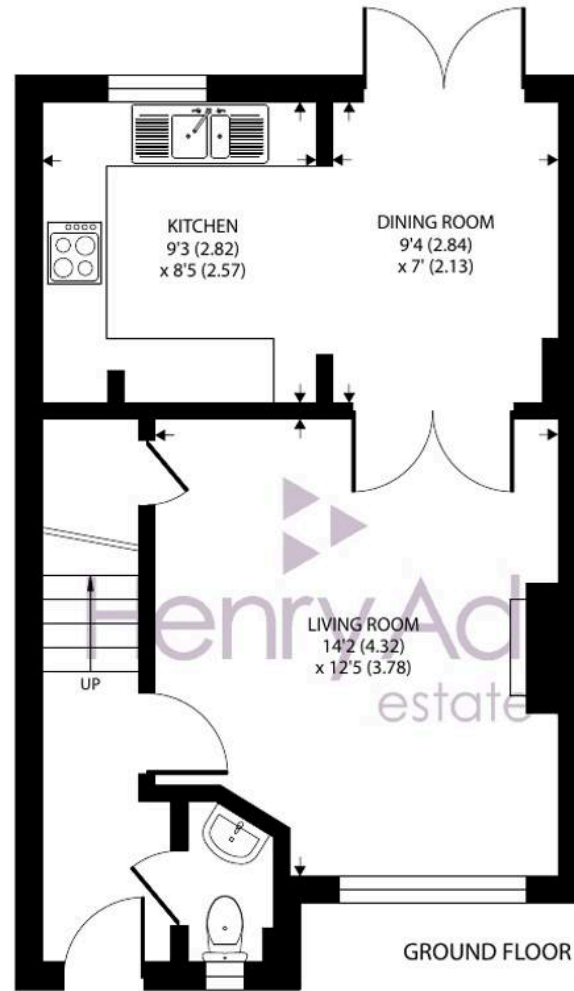
Ascending to the first floor, residents will discover three bedrooms, each offering a peaceful retreat at the end of a long day. The main bedroom benefits from an en-suite bathroom, providing a touch of luxury and privacy. Furthermore, the main bedroom offers a delightful sea glimpse. Completing this property is a stylish family bathroom, perfect for unwinding with a relaxing soak after a busy day. The property also benefits from a garage and driveway parking, ensuring ample space for vehicles and storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

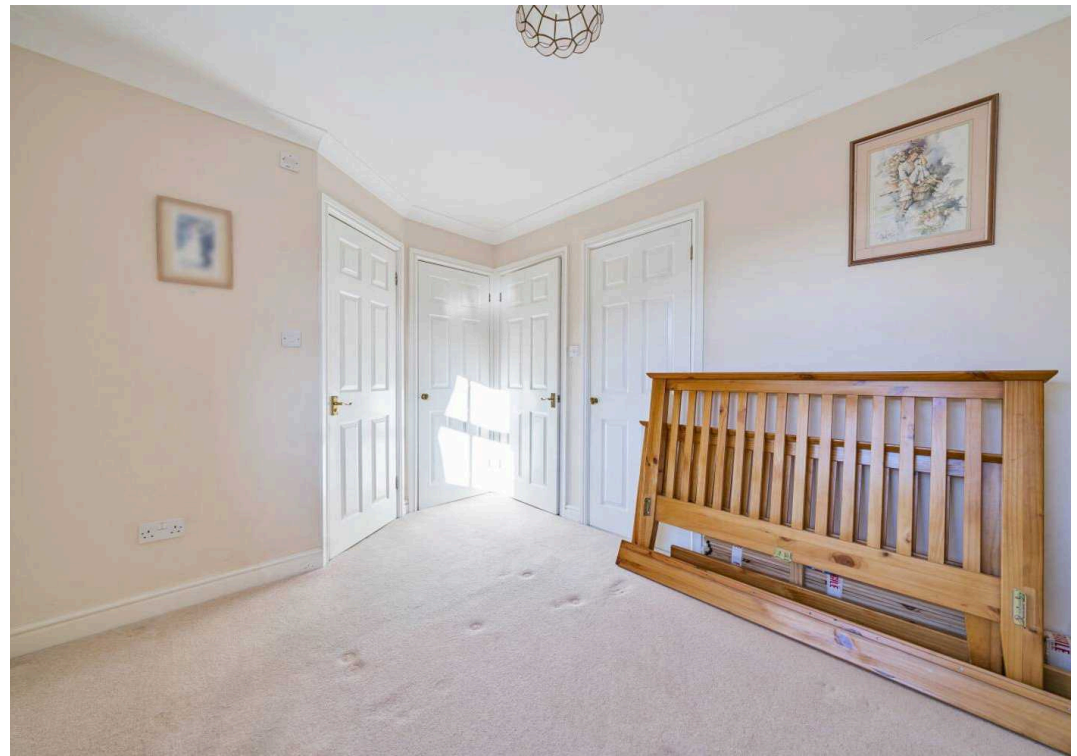
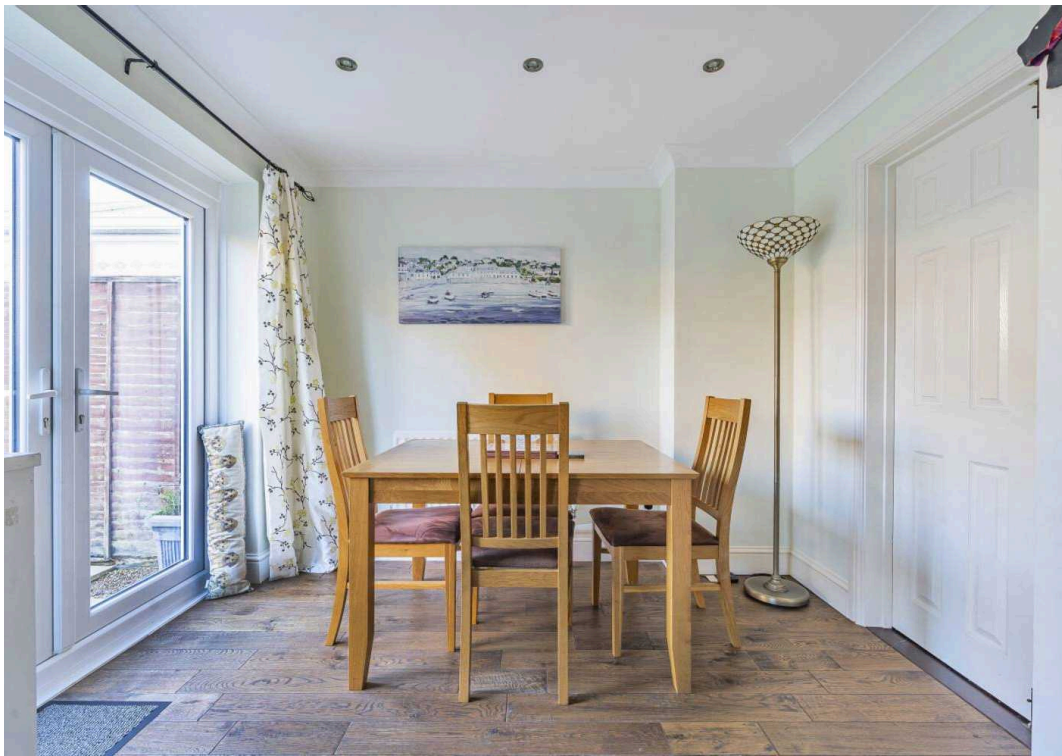




Approximate Area = 787 sq ft / 73.1 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



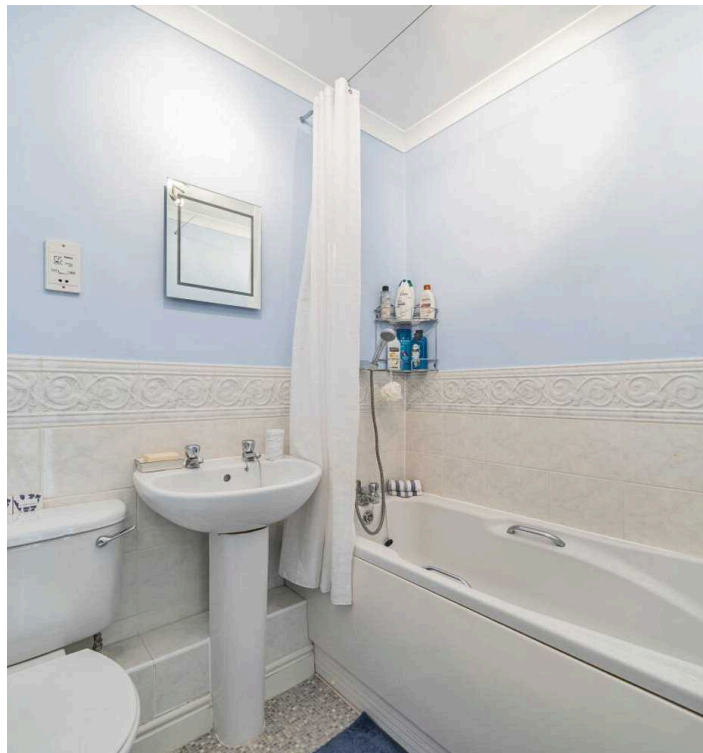
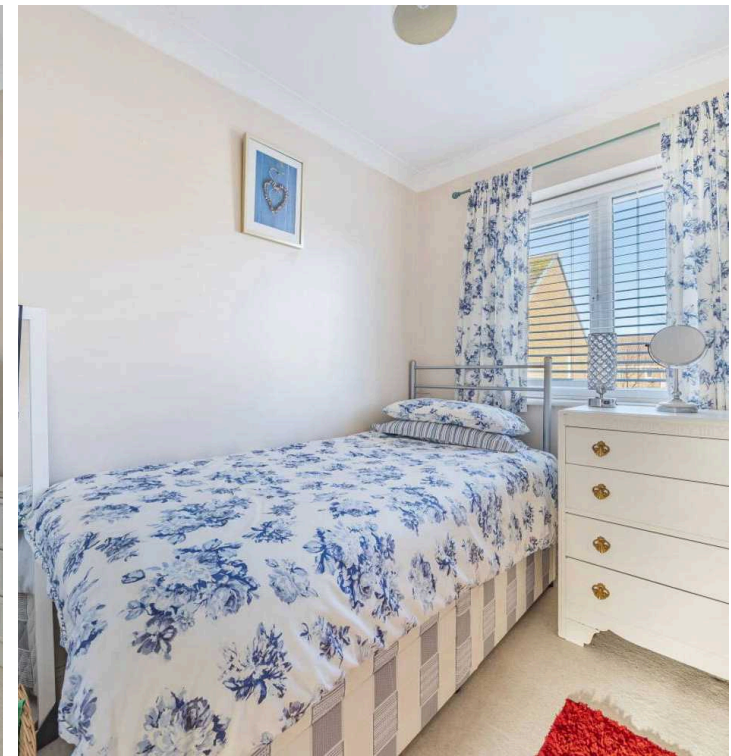
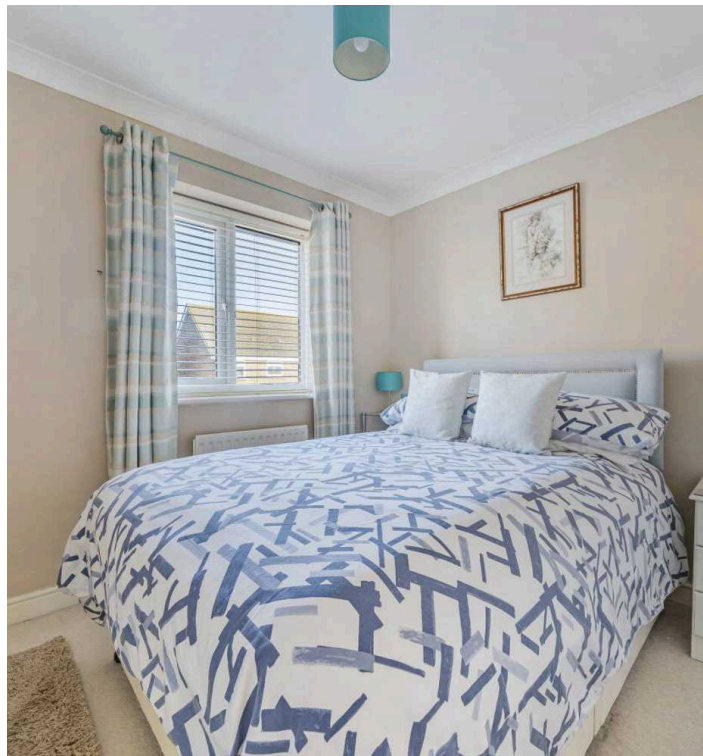


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One of the standout features of this property is its proximity to the seafront, allowing residents to enjoy leisurely strolls along the promenade or lazy days on the beach just a short distance away. The peaceful surroundings and fresh sea air create a tranquil setting for residents to fully immerse themselves in coastal living. Whether you're looking for a permanent residence, a holiday home, or an investment opportunity, this property offers a desirable lifestyle in a prime coastal location.

- Three Bed Semi Detached House
- Popular Sea Front Development
- Two Reception Rooms
- Sea Glimpse From Main Bedroom
- Recently installed upvc windows all round and the Worcester Bosch boiler
- Garage And Driveway Parking
- Short Distance To The Sea Front
- 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