



## 3 Solar Drive, Selsey

Guide Price £300,000 Freehold

# 3 Solar Drive

Selsey, Chichester

Located on a desirable development, located close to the beach, this well presented semi-detached house presents a wonderful opportunity for those seeking a comfortable and stylish abode. Boasting a contemporary design, this property is sure to appeal to a range of prospective buyers.

Upon entering the property, one is immediately struck by the light-filled ambience of the living/dining room. Ideal for both relaxation and entertaining, this versatile space offers ample room for furniture arrangements to suit individual preferences and benefits from French door to the garden. The well-equipped kitchen, complete with integrated appliances, provides a functional and attractive space.

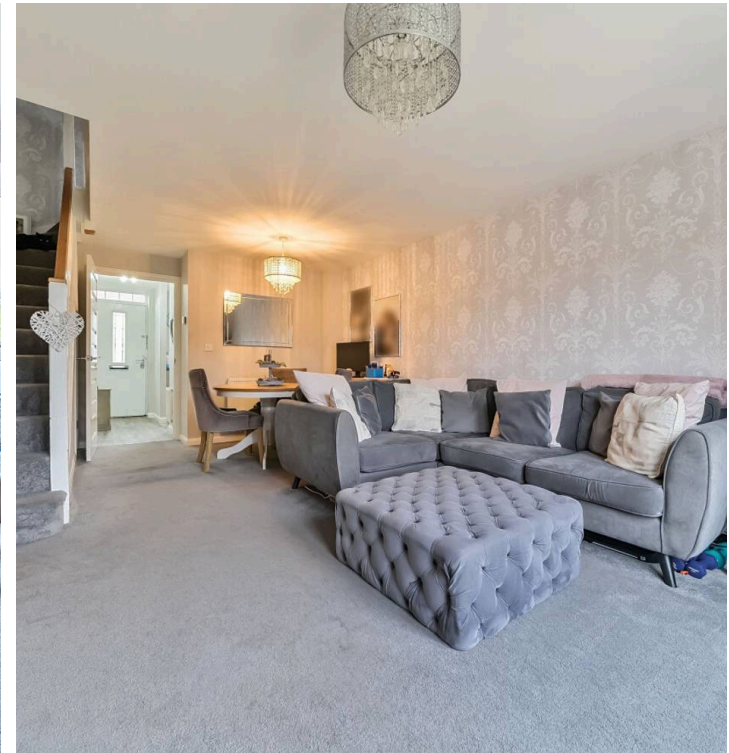
The property features two well-proportioned double bedrooms, offering comfortable and private retreats for occupants. The main bedroom benefits from an en-suite shower room and build in wall to wall mirror fronted wardrobes providing added convenience. A family bathroom serves the second bedroom and guests alike, ensuring that every resident's needs are met.

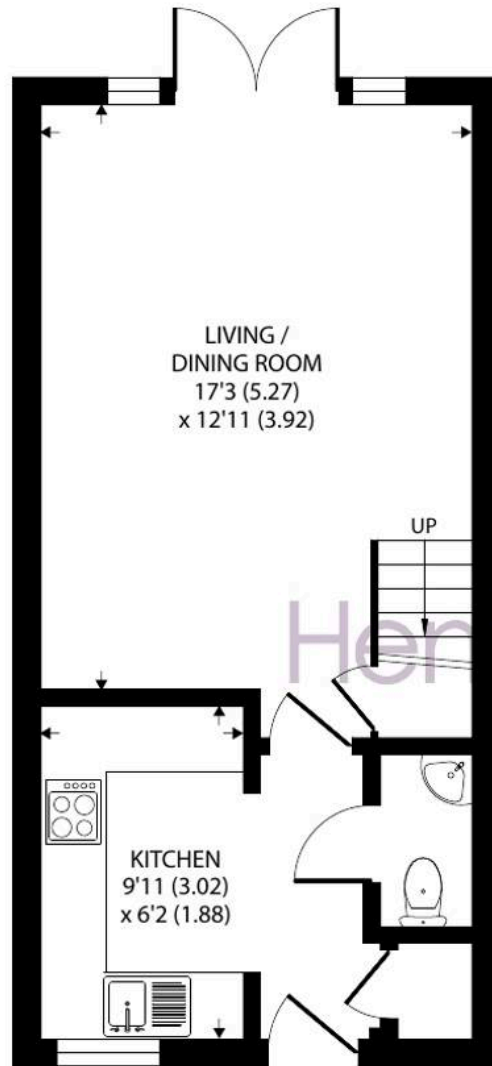
Further enhancing the appeal of this property is a cloakroom providing additional convenience for residents and visitors, while the driveway accommodates two cars. The presence of the remainder of a NHBC warranty offers peace of mind to buyers. The generously sized enclosed rear garden provides outdoor space for relaxation and recreation.

Council Tax band: C

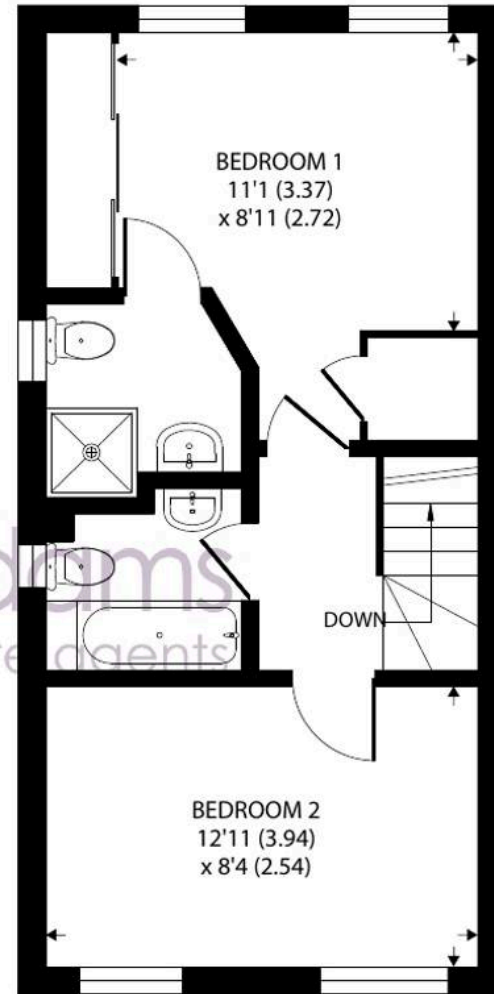
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale





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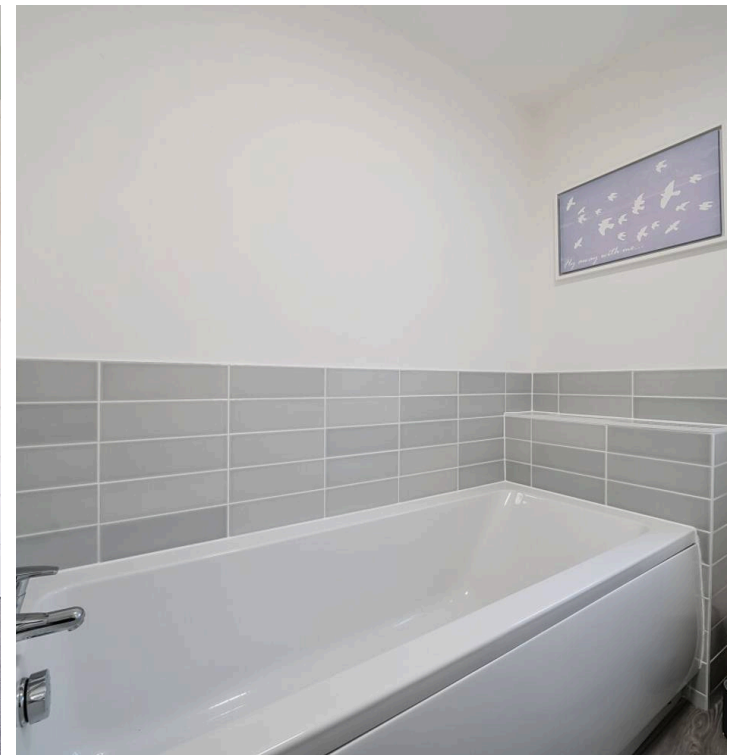
Semi-detached house near beach. Living/dining room, kitchen with integrated appliances, 2 double bedrooms, en-suite & family bathroom, driveway, remainder of NHBC warranty. EPC-B, Council tax-C  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi detached house
- Two double bedrooms
- Living/dining room
- Kitchen with integrated appliances
- Cloakroom, en-suite to main bedroom and family bathroom
- Close to beach
- Driveway for up to 3 cars
- Remainder of NHBC warranty
- Generously sized (for a home of this style) enclosed 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