



9 The Willows Manor Farm Court, Selsey, PO20 0JT

Guide Price £145,000 Leasehold

**Henry Adams**  
estate agents

# 9 The Willows, off Manor Farm Court

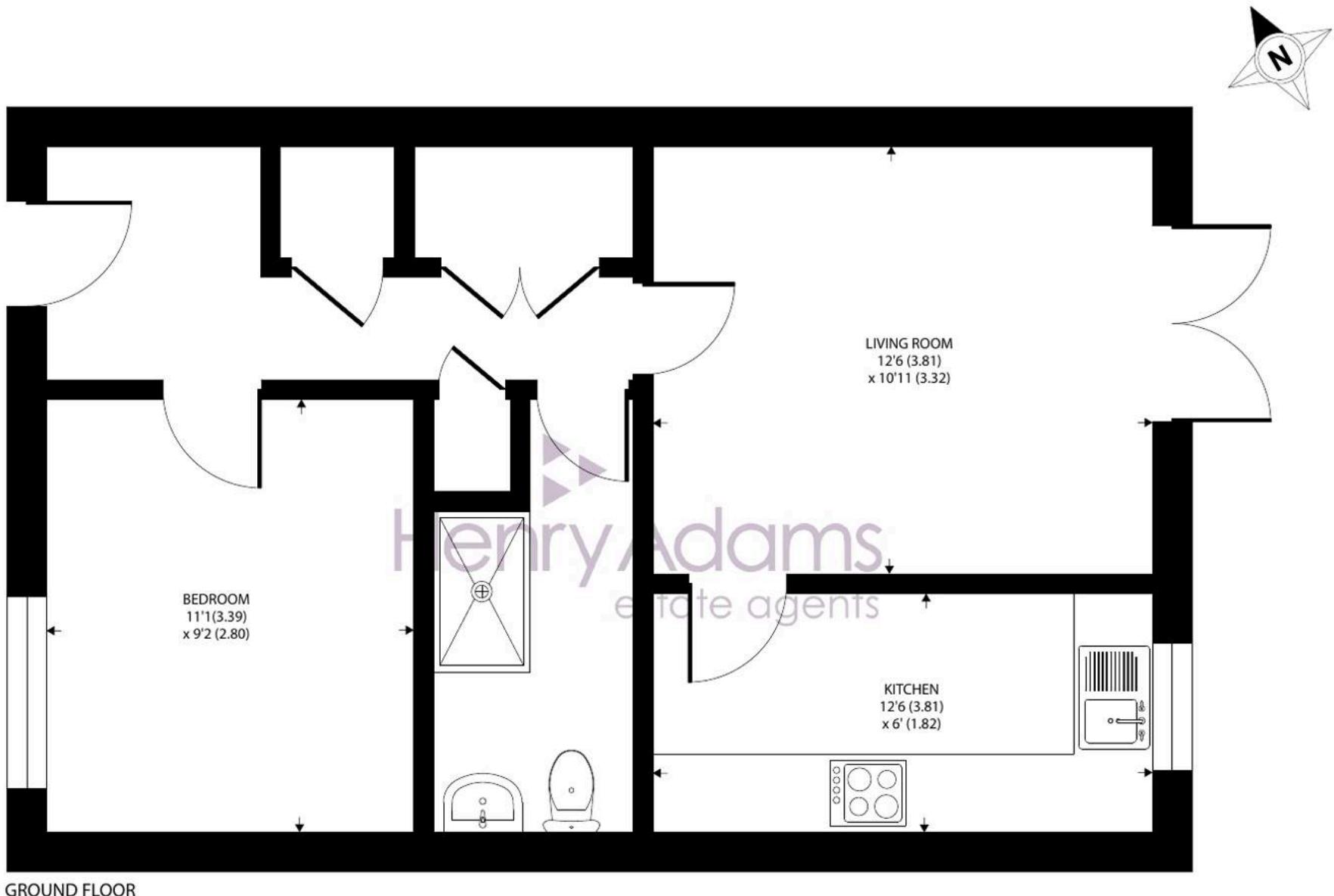
Selsey, Chichester

Proudly presenting this delightful ground floor retirement flat with a warm and welcoming ambience. The property features a bright living room with doors opening to the inviting communal garden, providing a peaceful retreat for residents. The kitchen has been installed since September 2022 and is equipped with a built-in oven & hob for convenient meal preparation. Completing the accommodation is a double bedroom and a modern shower room. Positioned conveniently close to a bus route, this property offers ease of access to local amenities.

Nestled within beautifully maintained communal gardens, residents can enjoy a serene environment highlighted by a charming duck pond and seating areas, perfect for relaxation. Furthermore, a community room provides a space for meetings and social gatherings, with the added convenience of guest accommodation for visitors. The communal parking area offers parking spaces on a first-come, first-served basis, ensuring residents can park nearby. This property in our opinion, offers a fantastic opportunity for retirement living. Council Tax band: A - £1607.64 Tenure: Leasehold 125 yrs from 1985, Ground rent £75py, Service Charge 283.39 pm, EPC: D

- Living Room With Doors To Communal Garden
- Kitchen with built in oven & hob
- Double Bedroom
- Shower Room
- Close To Bus Route
- Communal Parking
- No Forward Chain





Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale





## 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.