



**2 Park Road, Selsey, PO20 0PR**

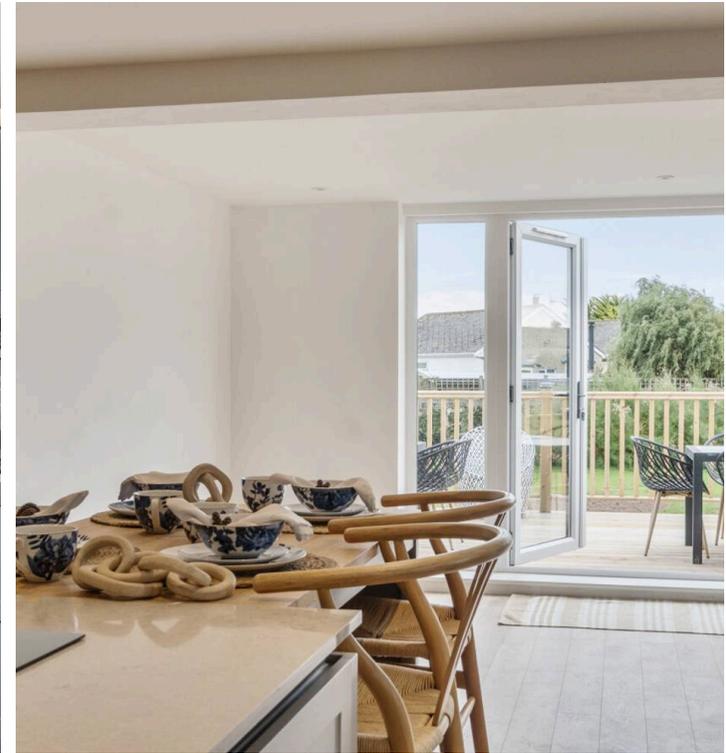
Guide Price **£650,000** Freehold

## 2 Park Road

Selsey, Chichester

We are delighted to present this fully refurbished detached chalet style home, which has been virtually rebuilt from the existing dwelling to create a stunning property for comfortable living. Situated on a private road within 300m of the beach, this residence offers the perfect blend of tranquillity and seaside convenience. This charming property boasts 3/4 bedrooms (dependant on usage of rooms), providing plenty of space for a growing family or those in need of a home office or study. The open plan living space seamlessly flows from the kitchen/dining room, creating a versatile area ideal for entertaining guests or relaxing with loved ones.

Step outside onto the raised decking, where you can enjoy al fresco dining or simply bask in the sun, with steps leading down to the main area of the garden. The main bedroom features a walk-in wardrobe and en-suite shower room, offering a private sanctuary within the home. A ground floor bathroom with a free-standing bath and separate shower cubicle provides convenience and luxury for residents and guests alike.





Denotes restricted head height



Approximate Area = 1341 sq ft / 124.5 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1575 sq ft / 146.1 sq m

For identification only - Not to scale





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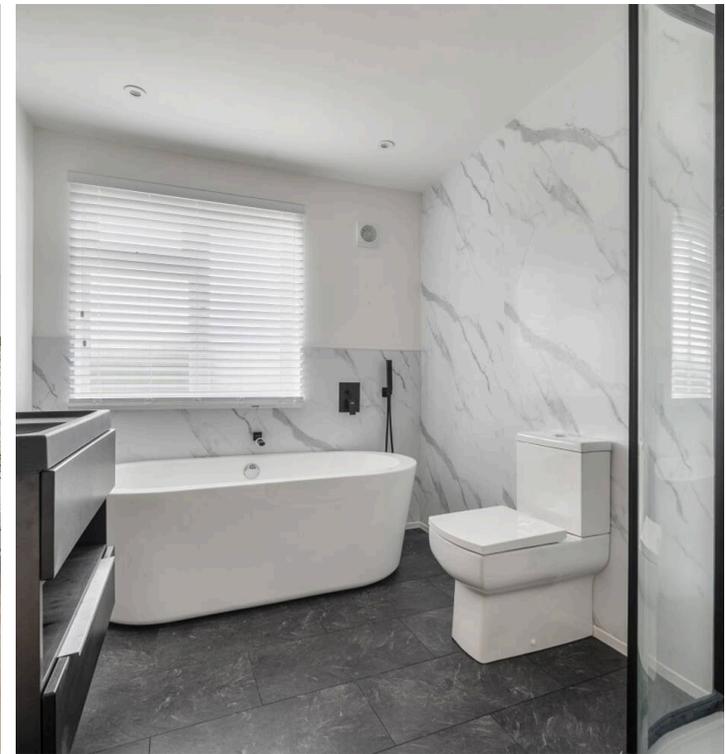
Selsey, Chichester

The generous garden, laid mainly to lawn, offers ample space for outdoor activities and gardening endeavours. Additionally, a driveway and garage provide parking facilities and storage solutions, ensuring that practicalities are well taken care of.

Council Tax band: C - £2,143.52

EPC Energy Efficiency Rating: B

- Fully refurbished ( virtually re-built from the existing dwelling ) detached chalet style home
- Private road location within 300m of the beach
- 3/4 bedrooms ( dependant on usage of rooms )
- Open plan living space and kitchen/dining room
- Raised decking with steps down to the main area of garden
- Main bedroom with walk in wardrobe and en-suite shower room
- Ground floor bathroom with free standing bath and separate shower cubicle
- Generous garden laid mainly to lawn
- Driveway & garage





## 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.