



162 Gainsborough Drive, Selsey, PO20 0HH

Guide Price £275,000 Freehold

 **Henry Adams**
estate agents

162 Gainsborough Drive

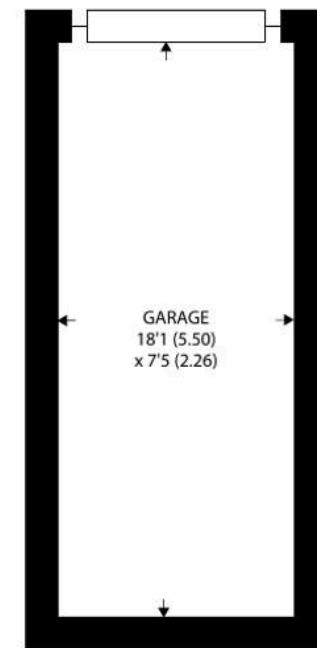
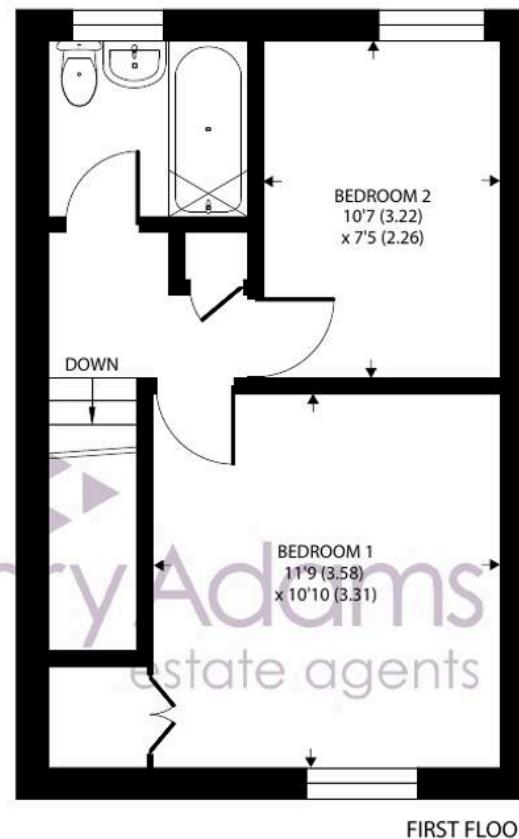
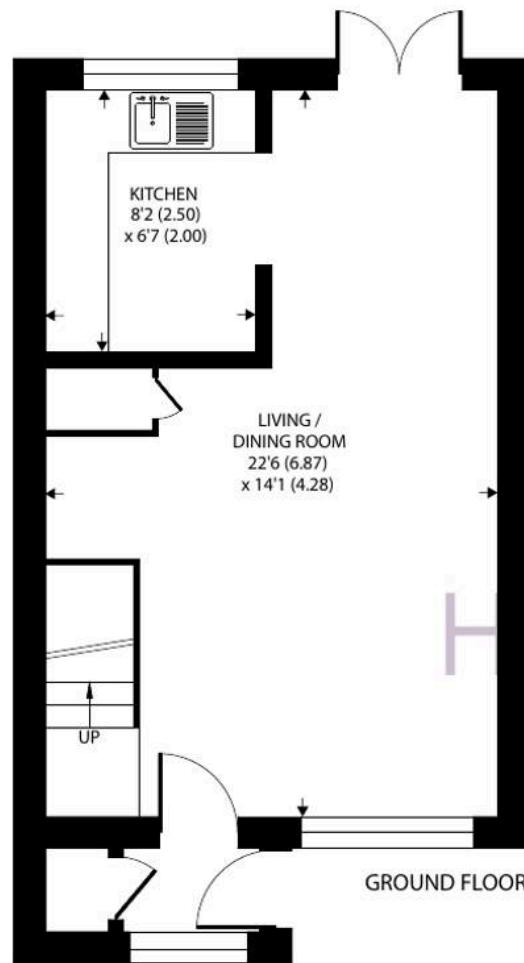
Selsey, Chichester

Situated in a cul-de-sac location, this end terraced house offers an appealing combination of privacy and convenience. The property is set back from the roadside, affording attractive views over a green to the front, and features two bedrooms - 1 double and 1 single. The ground floor comprises a welcoming living/dining room and a kitchen. A particular highlight of this home is its larger than average rear garden which extends to the side, which provides ample room for relaxation and outdoor entertaining (a rare benefit for this style of property). The house also benefits from a garage, located in a nearby block with parking space adjacent and accessible via a pathway from the rear garden, providing parking or additional storage. This property would suit a range of buyers, including first-time purchasers, downsizers, or investors seeking a home in a quiet residential location. The front garden is laid to lawn with a flower border and a pathway leading to the entrance. The rear garden is mainly laid to lawn, complemented by flower borders and a paved seating area that is ideal for al fresco dining or relaxing in the warmer months. The garden extends to the side and being laid to paving offers an area of low maintenance, wooden shed and side access to the front of the home. A pathway leads to the rear access and continues beyond the garden, offering direct access to the garage block (the garage itself is fitted with an up and over door) along with a parking space to the side of the garage.

Council Tax band: C - £2,413.52

EPC Energy Efficiency Rating: D





Approximate Area = 646 sq ft / 60 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 780 sq ft / 72.4 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