



**18 Coppice Lane, Selsey, PO20 9EX**

Guide Price **£295,000 (Freehold)**

# 18 Coppice Lane

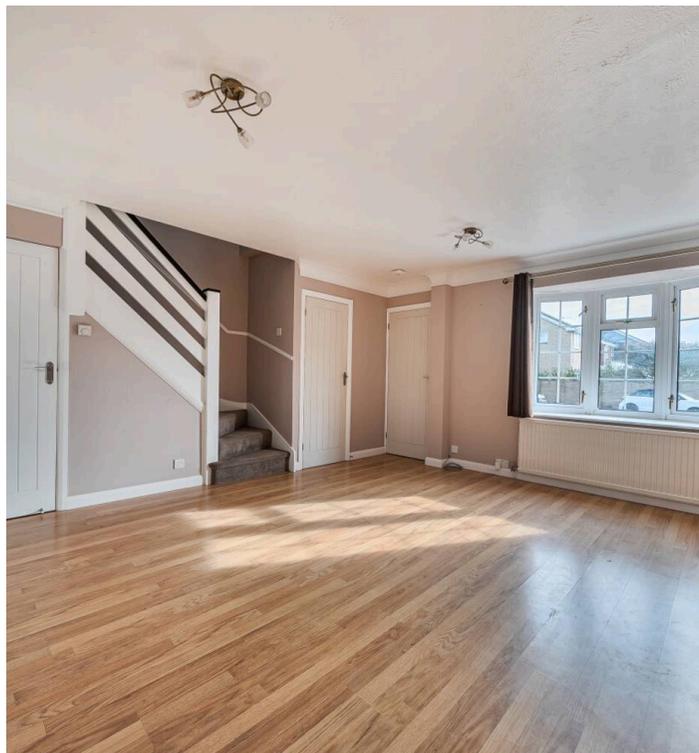
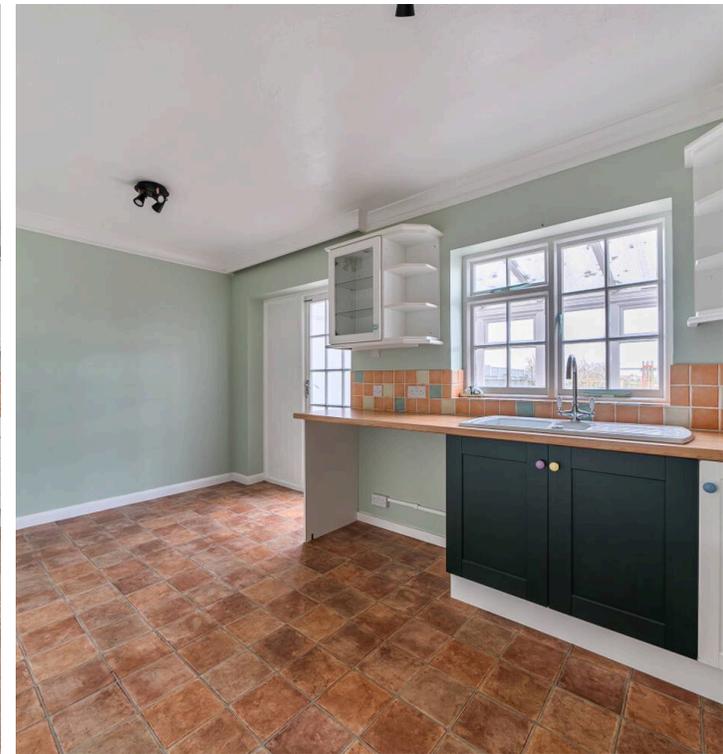
Selsey, Chichester

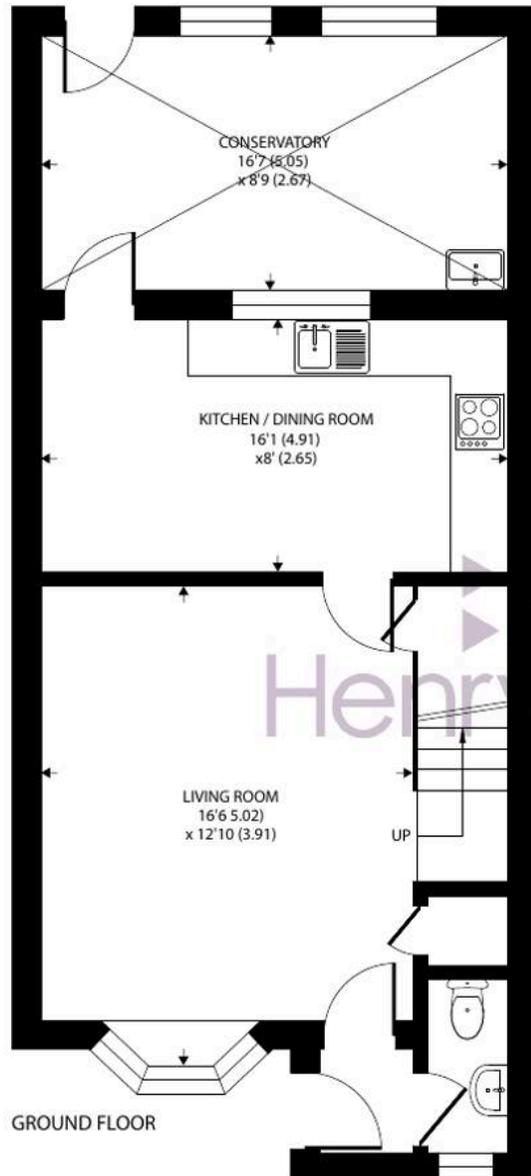
This well-presented three bedroom end of terrace house offers spacious and versatile living accommodation, ideal for families or first-time buyers. The property is offered with no forward chain, providing a straightforward purchase opportunity. Upon entering, you are welcomed into a inner hallway that leads to the generous living room. This provides ample space for relaxation and entertaining guests. The kitchen, designed with functionality in mind, features plenty of worktop and storage space, as well as a dedicated area for dining, making it perfect for family meals or casual gatherings. A bright and airy conservatory extends the living space, creating a flexible area that can be used as a playroom, home office, or additional seating area. There is also plumbing and water connection for the instillation of a washing machine here. The downstairs is completed with the WC, adding convenience for any visitors.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and natural light. The family bathroom is conveniently situated on the first floor and is fitted with modern fixtures. Additional benefits include off road parking at the front, ensuring convenience for residents and visitors alike. There is also a garage which is located in a separate block. The rear garden features a patio, lawn and side gate for access.

**Council Tax band: C - £2,243.91**

**EPC Energy Efficiency Rating: D**





## 18 Coppice Lane, Selsey, Chichester

Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1431452





## 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