



17 Acorn Close, Selsey, PO20 9HL

Guide Price £325,000 Freehold

 **Henry Adams**
estate agents

17 Acorn Close

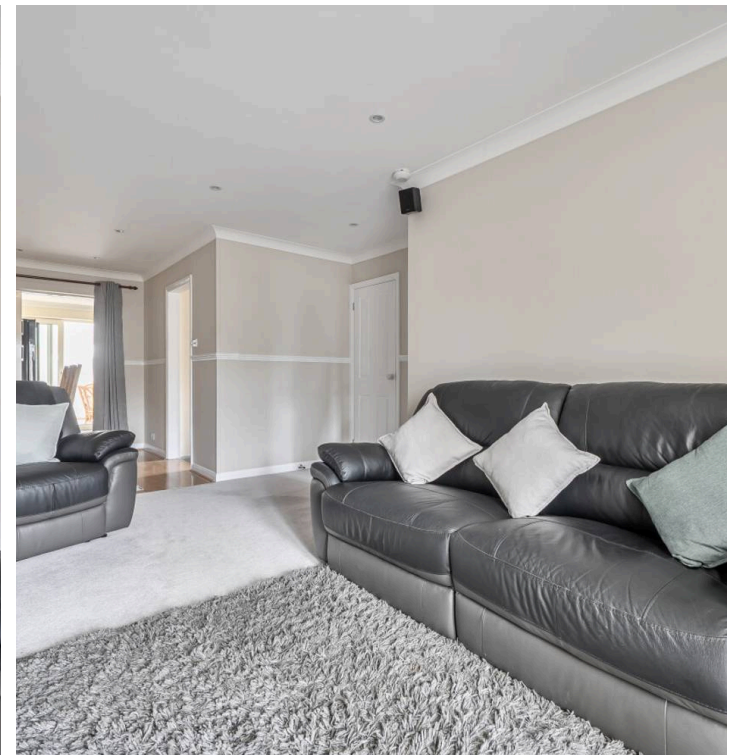
Selsey, Chichester

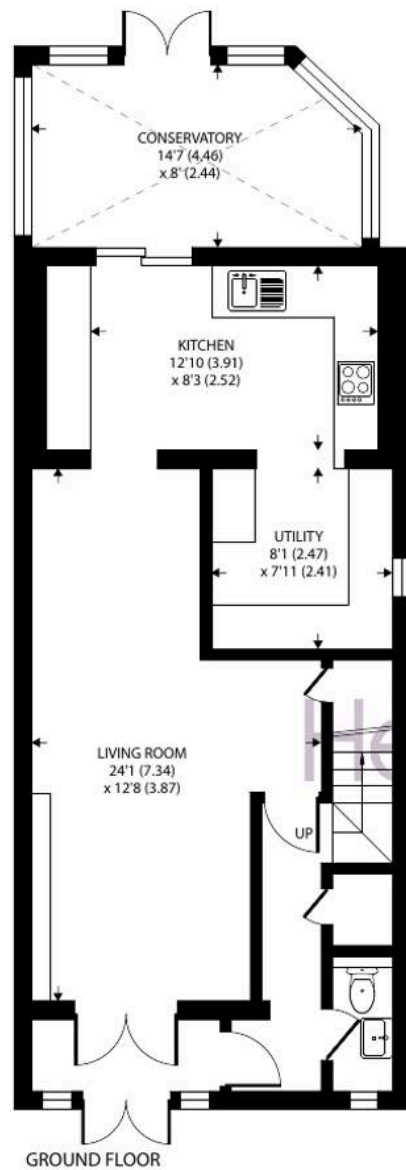
Nestled within a cul-de-sac, this extended semi-detached house offers a harmonious blend of modern lifestyle and charm and has been subject to full re-decoration over the course of 2024. Boasting four bedrooms, this residence is a testament to meticulous design and attention to detail.

Upon entering, one is greeted by a spacious living/dining room that extends an impressive 24ft in length, providing an ideal setting for both relaxation and entertainment. The kitchen is thoughtfully designed with all appliances included & a separate utility room, offering practicality and convenience for every-day living. A conservatory seamlessly connects to the westerly facing garden, flooding the space with natural light and creating a seamless transition between indoor and outdoor living.

The accommodation further comprises a cloakroom, an en-suite shower room to the main top floor bedroom, and a family bathroom which enjoys both a bath and separate walk in shower, each exuding functionality. For those in need of storage space or looking to pursue hobbies, a garage provides ample room for such endeavours. Additionally, off-road parking ensures convenience for residents.

Council Tax band: C (to be re-assessed on sale)





Denotes restricted
head height



Approximate Area = 1313 sq ft / 121.9 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Total = 1349 sq ft / 125.2 sq m

For identification only - Not to scale





17 Acorn Close

Selsey, Chichester

Extended semi-detached home. 24ft living/dining area, kitchen with utility room. Conservatory, westerly garden. En-suite & family bathroom. Garage and off-road parking.

Council Tax band: C - £2243.91 to be reassessed on sale)

EPC Energy Efficiency Rating: C

- Extended semi detached house set in cul-de-sac position
- Four bedrooms
- Living/dining room which extends to 24ft in length
- Kitchen with separate utility room
- Conservatory opening to the westerly facing garden
- Cloakroom, en-suite shower room & family bathroom
- Garage & off road parking
- New Combi boiler Feb 2026
- Located in a popular quiet close a short walk from local shops, schools and amenities
- NO chain





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.