



## 1 Sessions Mews, High Street, Selsey, West Sussex, PO20 0RD

Newly built three bedroom detached chalet style house in a mews development off the High Street.

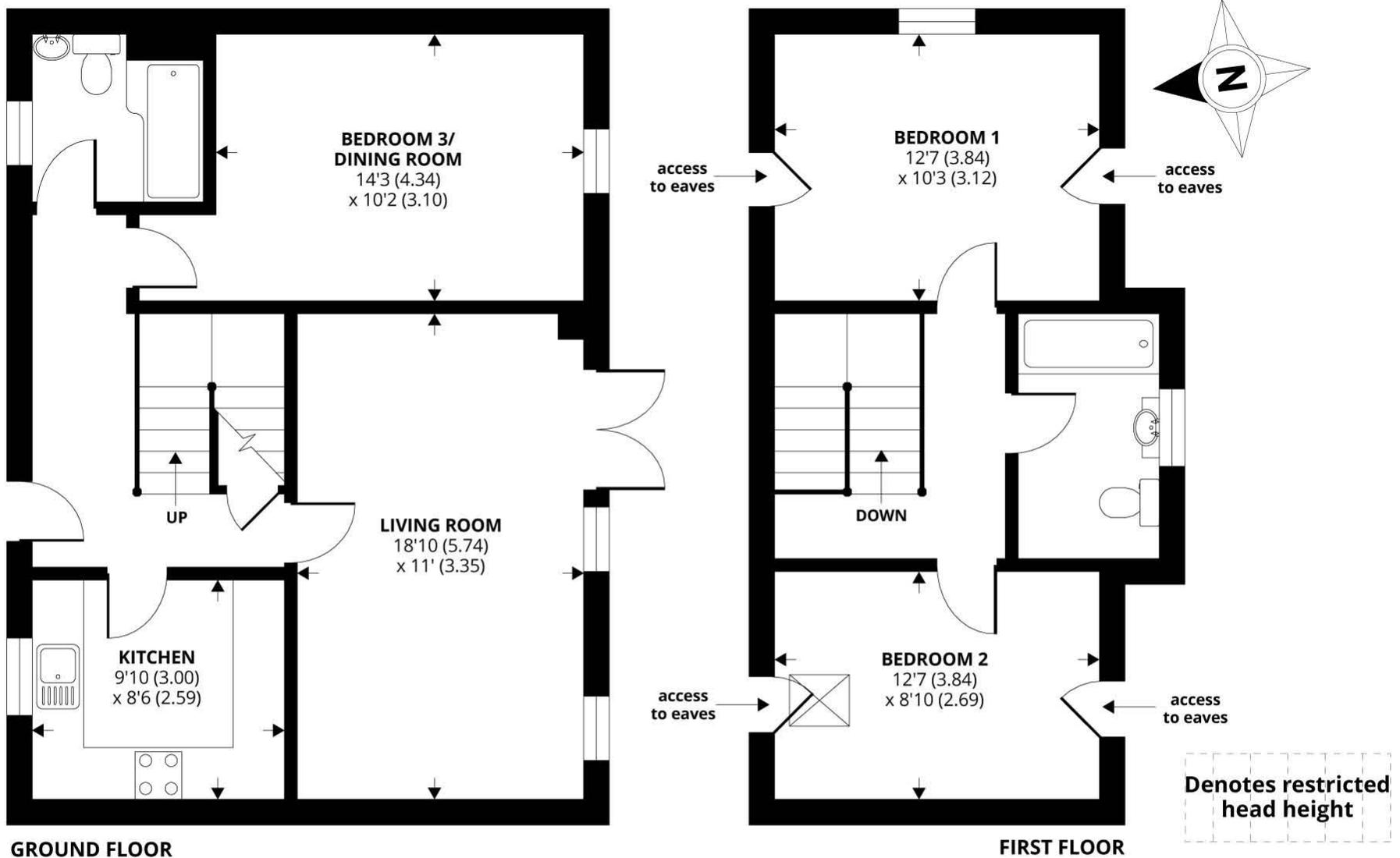


- ▶ **New Build Detached Chalet Style House**
- ▶ **Living Room**
- ▶ **Two 1st Floor Bedrooms**
- ▶ **Ground Floor & 1st Floor Bathrooms**
- ▶ **South Facing Garden**
- ▶ **Three Double Bedrooms**
- ▶ **Kitchen With Integrated Appliances**
- ▶ **Ground Floor Bedroom/Dining Room**
- ▶ **Gas Heating & Double Glazing (set within wooden frames)**
- ▶ **Off Road Parking**

Forming part of a small, select mews development of only 3 properties is this deceptive detached chalet style house with three double bedrooms, OCEPC-B. Whilst not held under any listing the property has been built (externally) using specific materials to aid it's appearance in conjunction with guidelines set out by English Heritage to blend in with the surrounding properties, in particular Session House to the front. A solid hardwood front door opens to the entrance hall where doors open to the kitchen, ground floor bathroom, ground floor double bedroom/dining room and near 19ft living room. Stairs from the entrance hall lead to the 1st floor where a further two double bedrooms can be found along with a family bathroom nestled between them. Externally there is a south facing rear garden which is laid to lawn whilst to the front there is off road parking.

Being newly built the property features modern features such a gas central heating, double glazed windows set within hardwood wooden frames whilst the kitchen enjoys integrated appliances to include oven, hob, fridge/freezer, and space for washing machine & dishwasher. Being southerly facing the rear garden has a patio seating area and side access to front.





## Sessions Mews, High Street, Selsey, Chichester, PO20

APPROX. GROSS INTERNAL FLOOR AREA 1034 SQ FT 96 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

## Directions

From our office in the High Street head in northerly direction through the traffic lights. The entrance to the mews can be found on the left almost opposite the Royal British Legion.

## Location

Selsey is still very much a traditional seaside village, with the main High Street offering an array of shops and restaurants, with schools, doctors and dentist, whilst to the eastern side a smaller parade of shops also caters for everyday life. For those wanting the main city shops an excellent regular bus service takes you to the Cathedral City of Chichester with its larger stores, Festival Theatre and mainline railway station with links to London.

With beautiful walks, a wetland wildlife area and some of the South's most popular beaches on its doorstep, Selsey makes an ideal place to live or retire to for a more relaxed pace of life.

05/07/2019

