



WHITLOCKS
ESTATE AGENTS

11 Ursula Avenue, Selsey
Guide Price £525,000



The property is located on a private and tranquil road, a moments walk from the beach and popular high street. The accommodation offers flexible family living arranged over two floors.

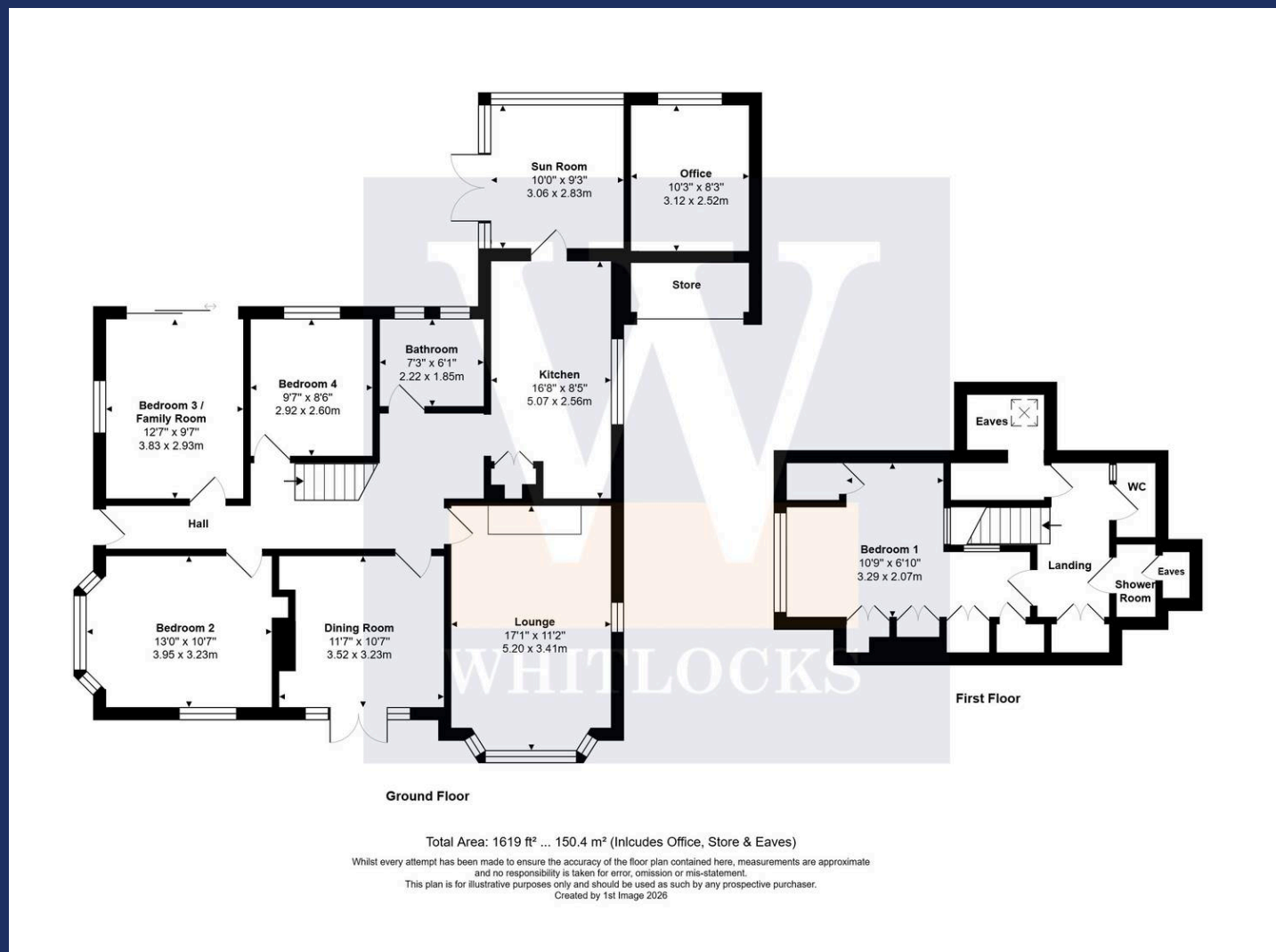
On the ground floor as you enter there is a hallway which gives access to a double bedroom with bay window and second double bedroom/family room. Moving through the property there is a single bedroom and a useful dining room. The latter having French doors opening out onto the garden. A family bathroom, a spacious sitting room, featuring a bay window and a fitted, country style kitchen complete the mid section of the ground floor. There is also a useful conservatory which catches the sun rays and an office. On the first floor, off a central landing lies a spacious master bedroom, complete with ample built in storage. A shower room and a wc complete the first floor.



Outside there is a wrap around, mature garden which includes a nature pond and terraced seating area. There is a driveway suitable for a number of vehicles and a garage.

Located 8 miles to the south of Chichester, Selsey whilst know as a Town due to its increasing size, is still very much a traditional Seaside Village offering a combination of Sea and Countryside. The main High Street offers a variety of excellent Shops, Pubs and Restaurants as well as a shingled Beach with views out into the Channel. Selsey offers beautiful Walks, a coastal Cycle Path, a wetland Wildlife Area in Medmerry, whilst also having the natural attractions of Bracklesham Bay, the Witterings Beach, Pagham Nature Reserve and Chichester Harbour right on the doorstep. In addition, there is also local Schools, Holiday Resorts, Golf Courses, and a fantastic Bus Service running every 15 minutes to and from the Cathedral City of Chichester.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be u





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E