



41 East Street, Selsey

Guide Price £495,000 Freehold


Henry Adams
estate agents

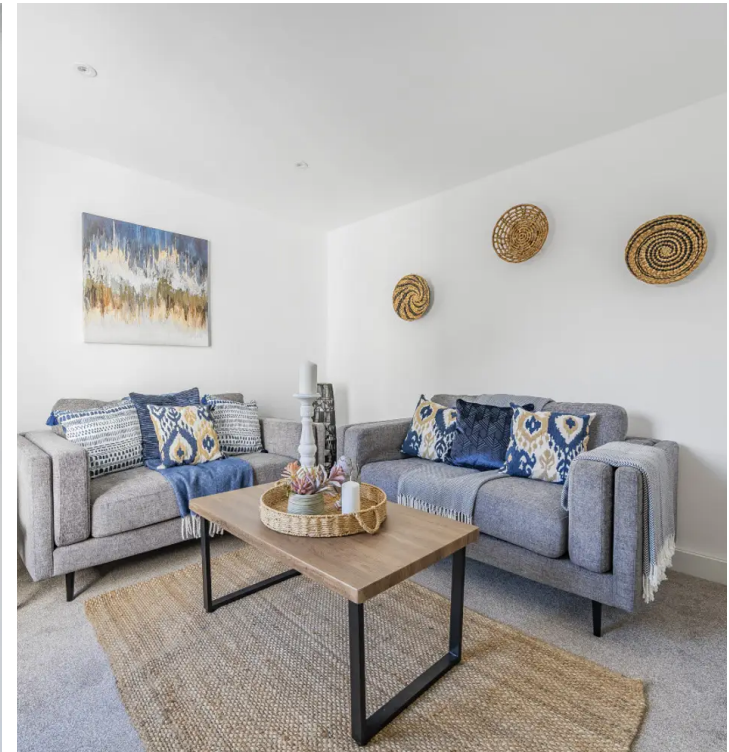
41 East Street

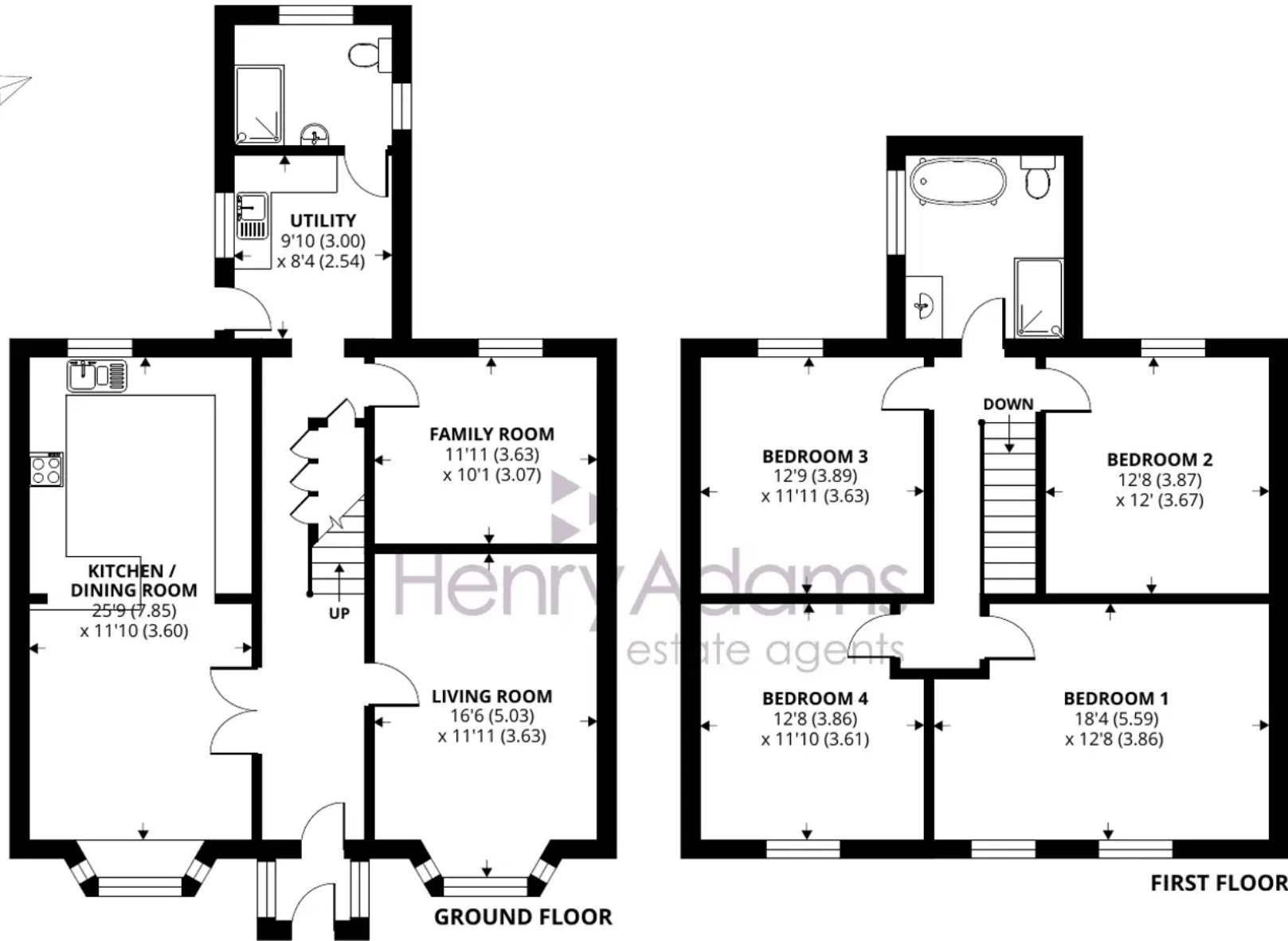
Selsey, Chichester

This double-fronted detached house offers the perfect blend of traditional charm and modern convenience. This impressive property boasts four spacious double bedrooms, two inviting reception rooms, and a delightful 25ft kitchen dining room complete with Samsung integrated appliances comprising of matching fridge/freezers, 2 matching eye line ovens with split door opening, dishwasher and a built in hob with extractor above making it an ideal space for both family meals and entertaining guests. The ground floor features a convenient utility room and shower room, while the first floor is home to a luxurious bathroom showcasing a freestanding bath and separate shower cubicle, providing a touch of elegance to every-day living.

This home has undergone significant updating and modernisation, including a complete re-wire and updated heating with new radiators throughout the home ensuring utmost comfort and functionality for its future residents. Situated just 750m from the beach and conveniently located near shops and schools, this property offers a lifestyle of both relaxation and convenience, perfect for those seeking a coastal retreat without compromising on urban amenities.

- Double fronted detached house
- Four double bedrooms
- Two reception rooms
- 25ft kitchen dining room with integrated appliances
- Ground floor shower room & 1st floor bathroom





Approximate Area = 1860 sq ft / 172.8 sq m

For identification only - Not to scale





41 East Street

Selsey, Chichester

Step outside and discover a tranquil oasis within the 75ft (approximately) rear garden, where outdoor living truly comes to life. A patio laid seating area offers a spot for al fresco dining, with a matching pathway leading to the side access for added convenience. The remainder of the garden is predominantly laid to lawn with flower and shrub borders that add a pop of colour to the setting. A wooden shed provides ample storage for outdoor essentials, while a dedicated vegetable growing area allows green-fingered enthusiasts to cultivate their own produce. Practical features such as an outdoor tap and electric point make garden maintenance a breeze, allowing you to truly enjoy this outdoor space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Double fronted detached house
- Four double bedrooms
- Two reception rooms
- 25ft kitchen dining room with integrated appliances
- Ground floor shower room & 1st floor bathroom with freestanding bath & separate shower cubicle
- 75ft (approximately) rear garden
- Property has been subject to significant updating & modernisation
- Re-wired and updated heating system
- Located within 750m of the beach & in close proximity to shops & schools





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