



96 East Street, Selsey, West Sussex, PO20 0BX

Guide Price £400,000 Freehold

 Henry Adams
estate agents

96 East Street

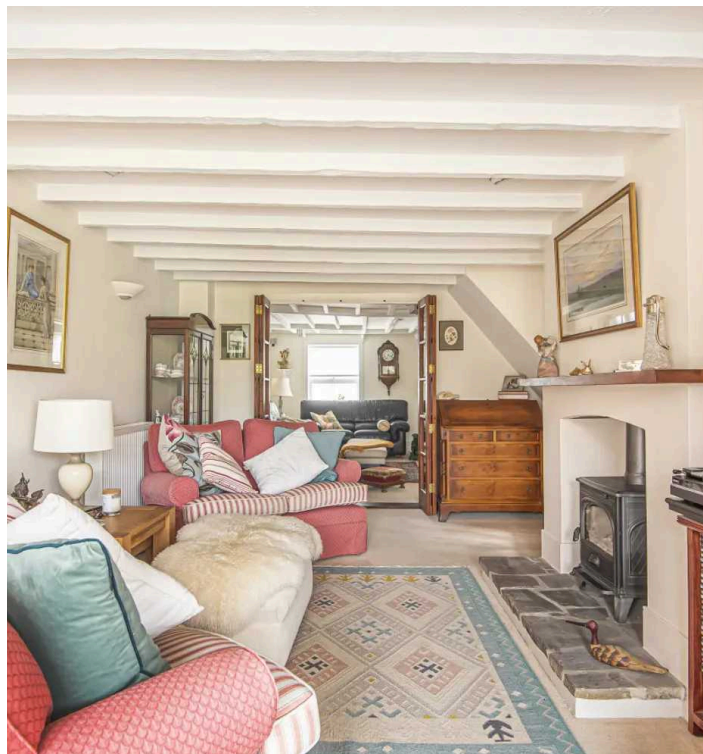
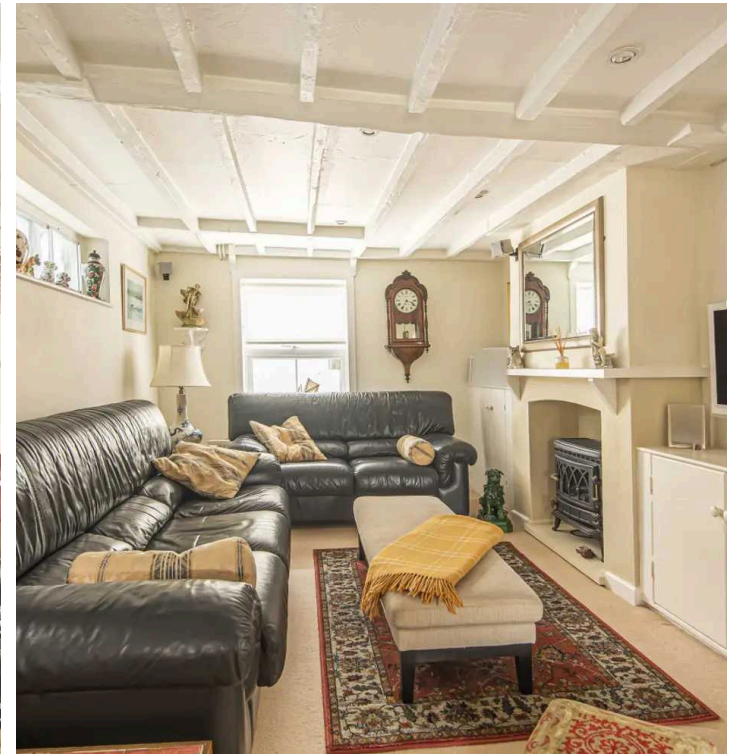
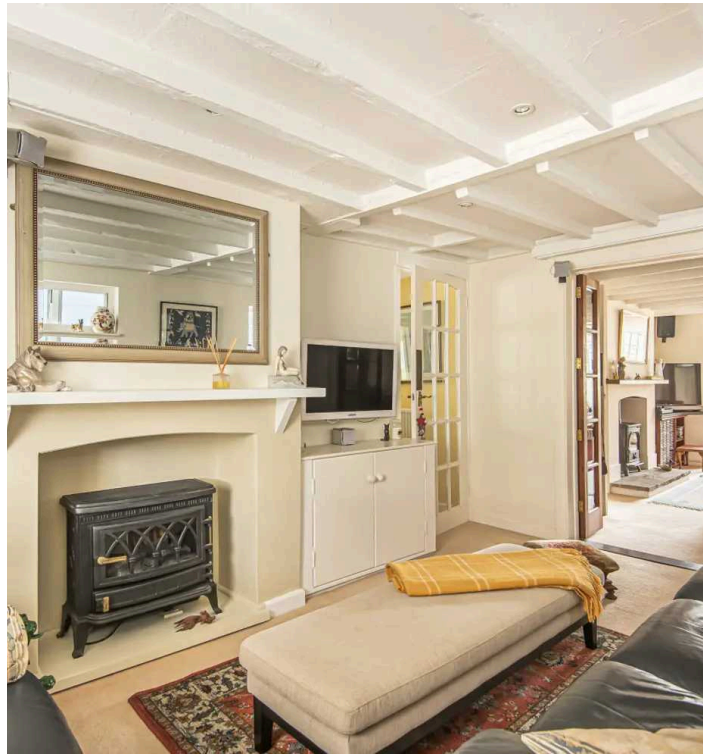
Selsey, Chichester, West Sussex, PO20 0BX

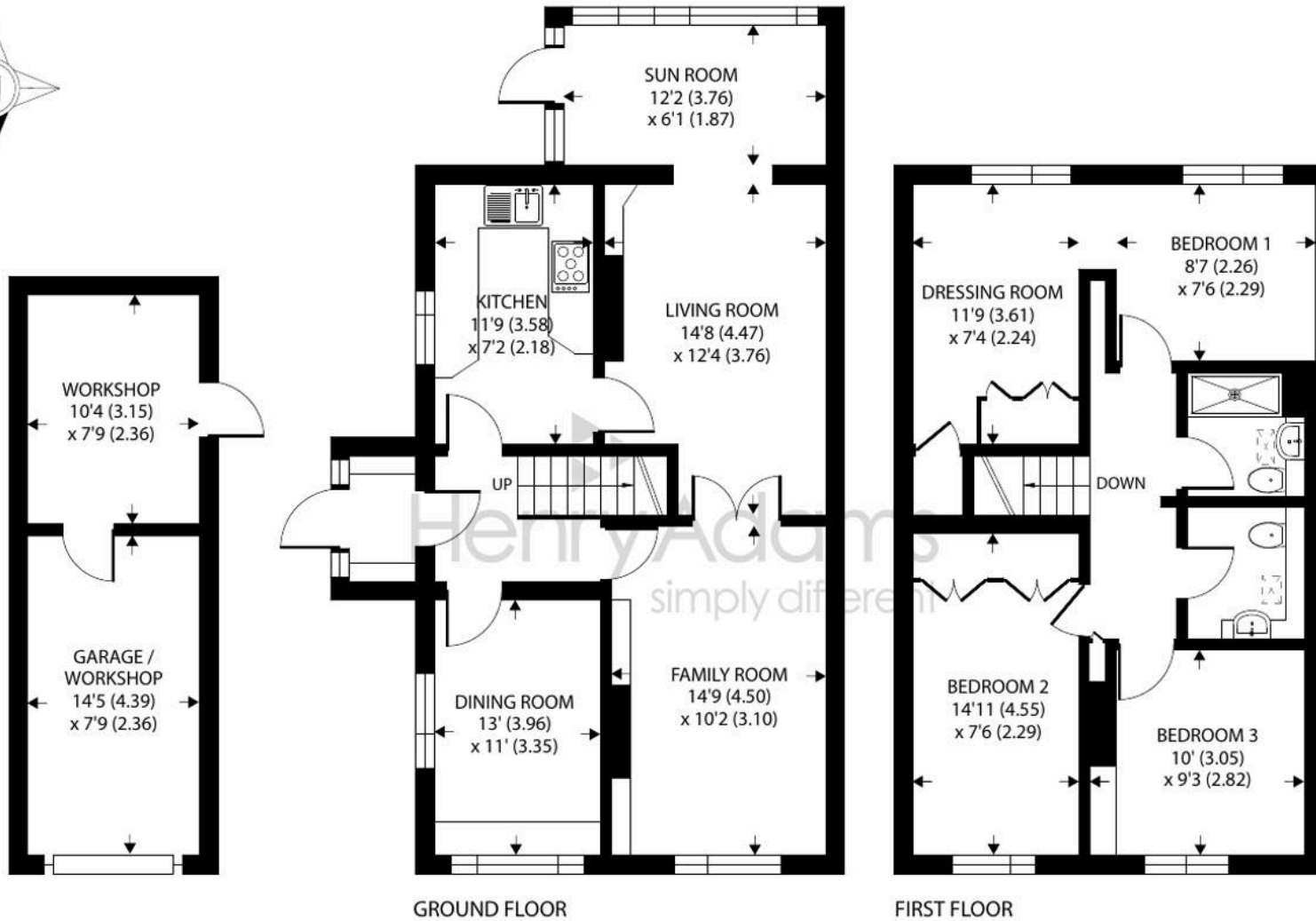
Located in 'Old Selsey' and offered to the market is this delightful and charming cottage which was formerly a Chapel before being converted and retains some original features including exposed beams. The property has been significantly improved and updated over the course of the last few years to create a modern & bright home.

Setting the property apart from the majority of the others in the road is that it is offered with off road parking which leads to the garage. The property has 2 entrances with the main opening to an entrance porch and further door into the main living area. On the ground floor the accommodation comprises of a two living rooms connected by glazed doors, kitchen with spaces for appliances, dining room and sun room. Stairs lead to the 1st floor where 3 double bedrooms can be found with the main bedroom having a dressing room with built in wardrobes. Also on the 1st floor there is a family bathroom as well as separate toilet.

Facing almost due south the rear garden is fence enclosed and offers a high degree of privacy. An area has been laid adjacent to the property providing seating whilst a dwarf stone wall and steps lead to the remainder of the garden which itself is mainly laid to lawn with 2 areas patio one being decked leading to the shed. A side gate leads to the driveway and there is also a door leading into the workshop and garage.

Council Tax : D, Freehold, EPC Rating: E





Approximate Area = 1375 sq ft / 127.7 sq m (includes garage)

For identification only - Not to scale





96 East Street

Selsey, Chichester

Built in the early 1800's is this former Chapel with some original features having been modernised and updated to create a modern and bright home with off road parking and garage, equidistant to the sea and High Street. EPC- E, Council tax-D

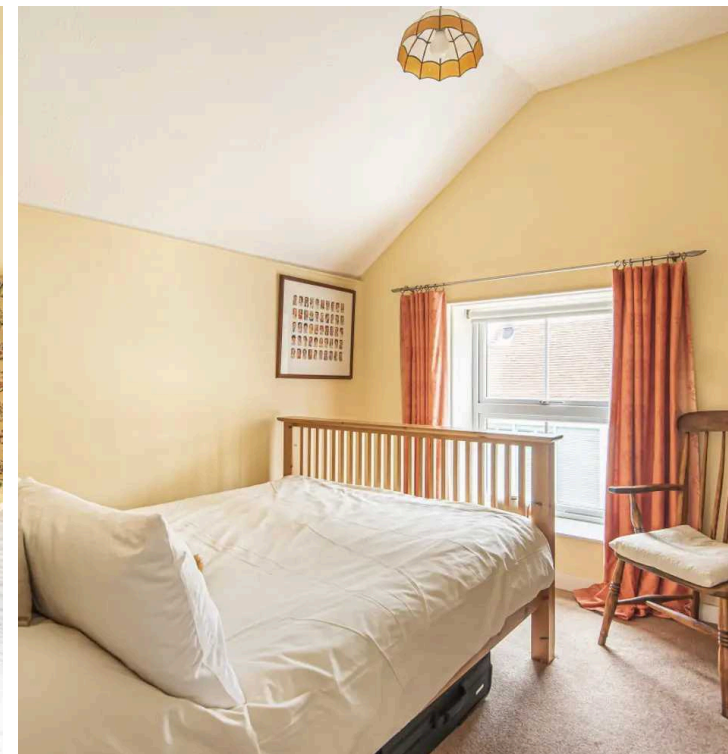
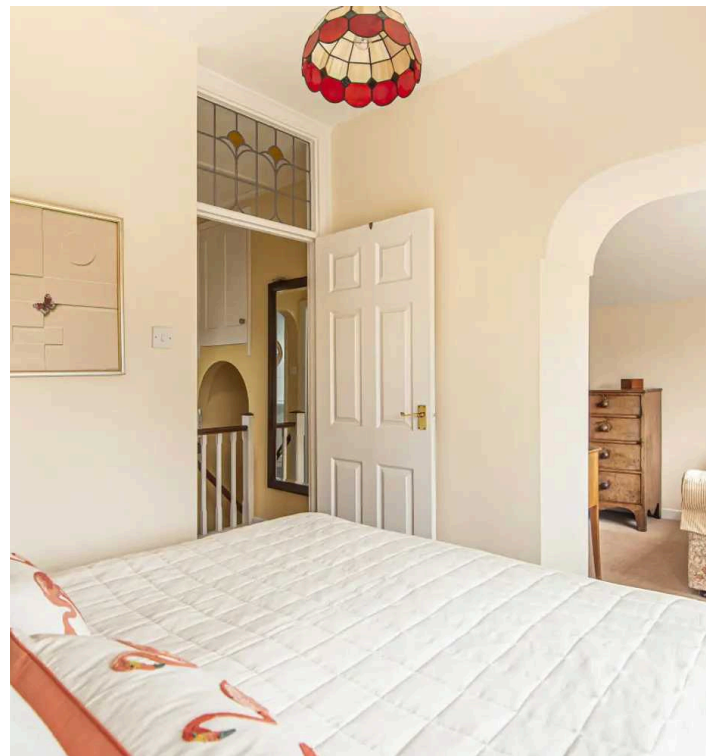
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Former Chapel built in the early 1800's
- Three bedrooms, main bedroom with dressing room
- 2/3 reception rooms
- Kitchen
- Shower room and additional w/c
- Off road parking
- Detached garage with workshop to the rear
- Southerly facing rear garden





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • selsey@henryadams.co.uk • www.henryadams.co.uk/

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