



26 High Street, Selsey, West Sussex, PO20 0RD

Guide Price £210,000 Freehold

# 26 High Street

Selsey, Chichester

This Grade II listed terraced cottage presents a unique opportunity to acquire a characterful & charming one bedroom residence in the heart of Selsey close to the amenities. Boasting an array of features, this home exudes historic charm while offering modern comforts for contemporary living.

With the cosy living room with built in shelving either side of the fireplace, thoughtfully designed to maximise both comfort and functionality and adjoining the kitchen. Beyond the kitchen lies a rear lobby that doubles as a sunroom and offering direct access into the garden. Upstairs there is a double bedroom and bathroom that enjoys a bath with overhead shower.

Conveniently free from any onward chain, this residence presents an excellent opportunity for those seeking a swift transaction. The property has been updated by the current owner to include the benefit of a modernised electric fuse board (updated in 2021)

Council Tax: B, Freehold, EPC: N/A

- NO onward chain
- Grade II listed terraced cottage
- One double bedroom
- Character features include high skirting boards, exposed floor boards & picture rails
- Low maintenance westerly garden





Approximate Area = 499 sq ft / 46.4 sq m  
Outbuilding = 15 sq ft / 1.4 sq m  
Total = 514 sq ft / 47.8 sq m

For identification only - Not to scale





## 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.