



50 James Street, Selsey

Guide Price **£445,000** Freehold


Henry Adams
estate agents

50 James Street

Selsey, Chichester

Presenting this charming 3-bedroom link-detached house, located in a quiet and desirable location on the eastern side of Selsey, just a few minutes walk to the beach. This beautifully presented property boasts a seamless open plan living/dining room and kitchen area, perfect for modern living and entertaining. There is also a modern kitchen with built in appliances too. The ground floor conveniently features a modern shower room, adding to the property's functionality and convenience.

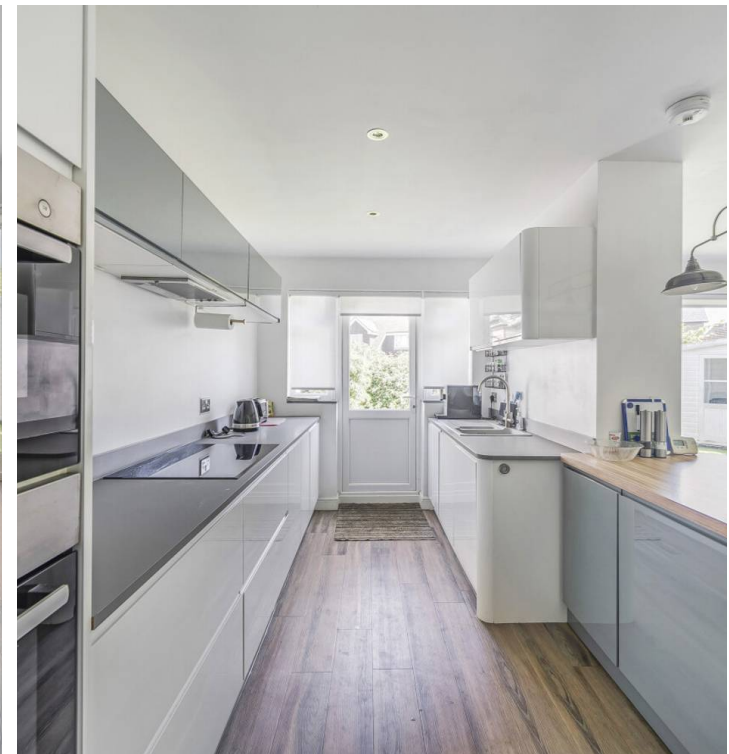
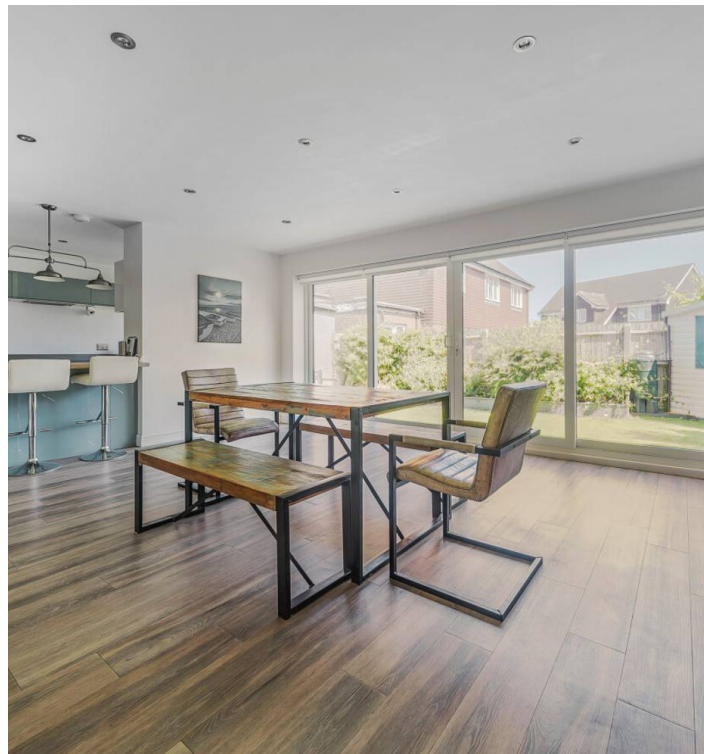
Making your way upstairs, you will discover three generously sized double bedrooms, each offering ample storage space to accommodate your personal belongings. Externally, the rear garden is easy to maintain with artificial grass laid on the lawn. There is also a summerhouse for storage. Completing the ensemble, a garage with an electric door and off-road parking enhance the property's practicality. The property is offered with no forward chain, providing a smooth and hassle-free transition for its new owners.

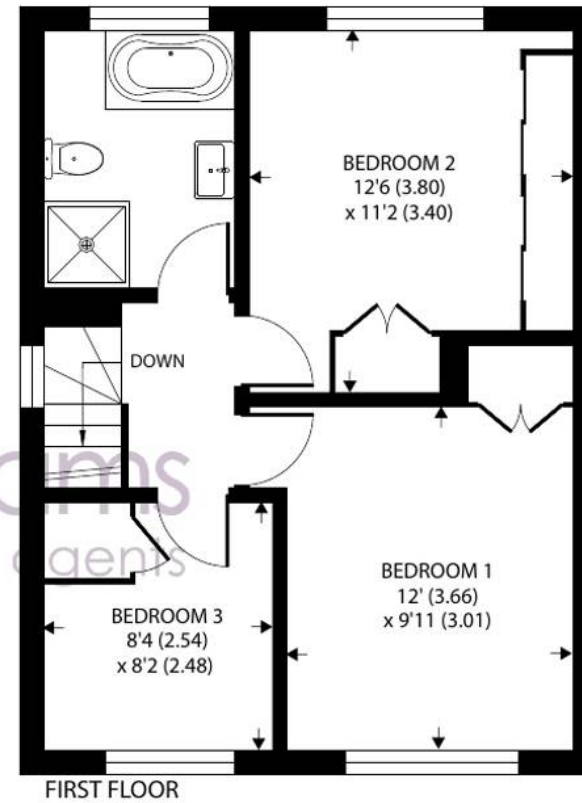
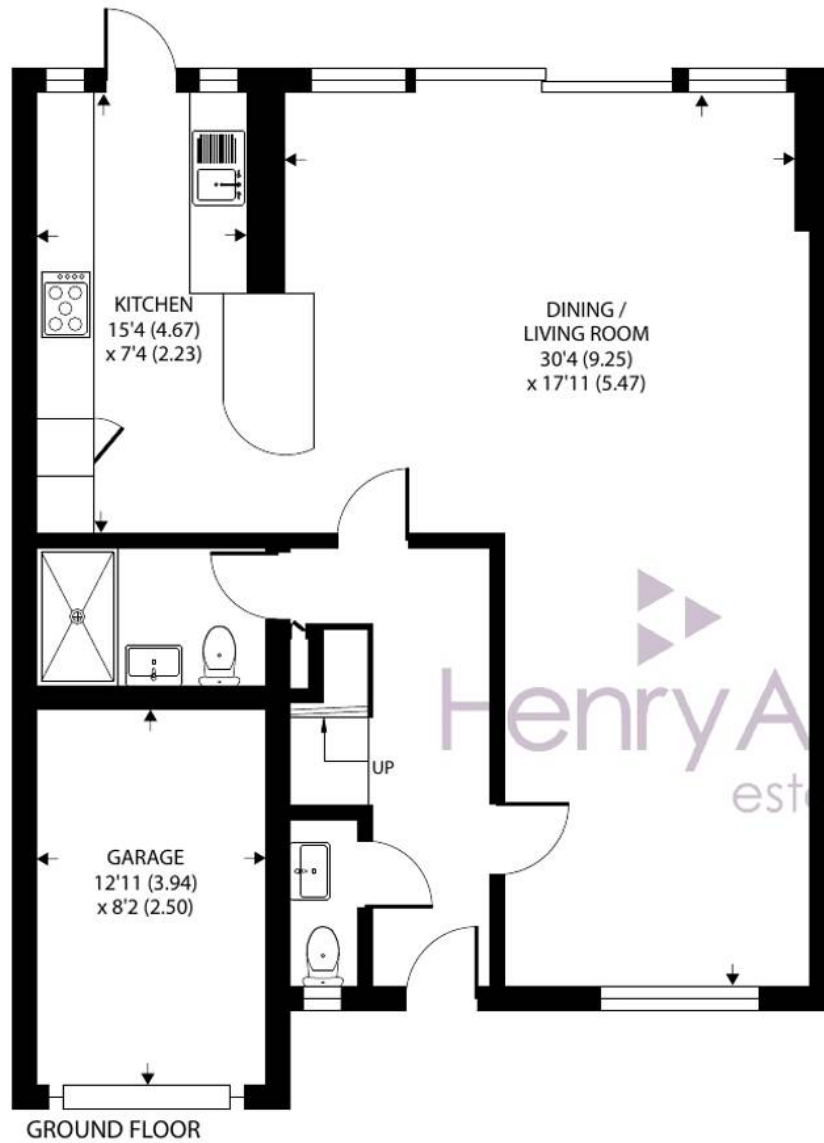
Benefiting from its prime location near the beach, this property offers a unique opportunity to experience coastal living at its finest. Don't miss the chance to make this meticulously maintained home yours today.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Approximate Area = 1178 sq ft / 109.4 sq m
 Garage = 102 sq ft / 9.4 sq m
 Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale





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Selsey, Chichester

Charming 3-bed link-detached house in Selsey near beach. Open plan living, modern kitchen, shower room. Upstairs has 3 double beds and easy-maintenance garden with summerhouse. Garage, off-road parking. No chain. Coastal living opportunity.

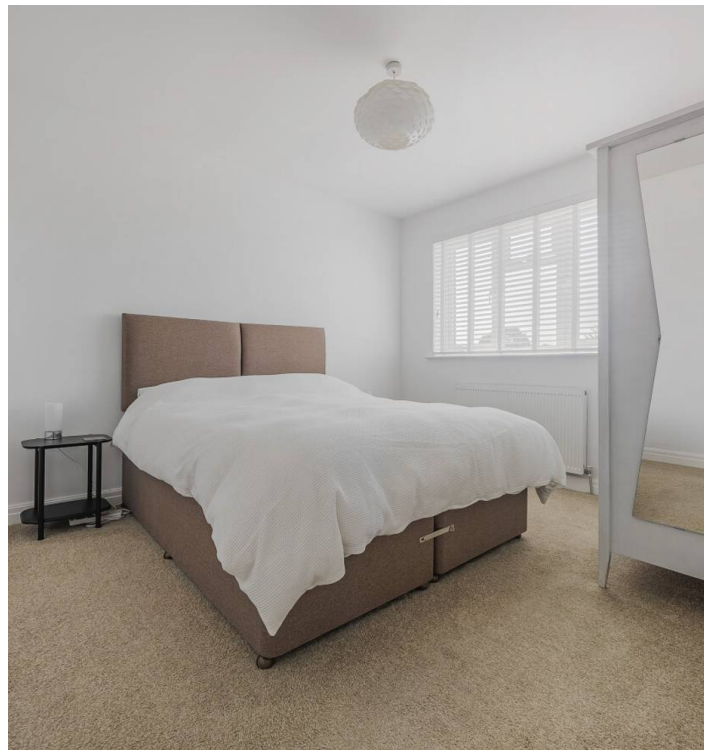
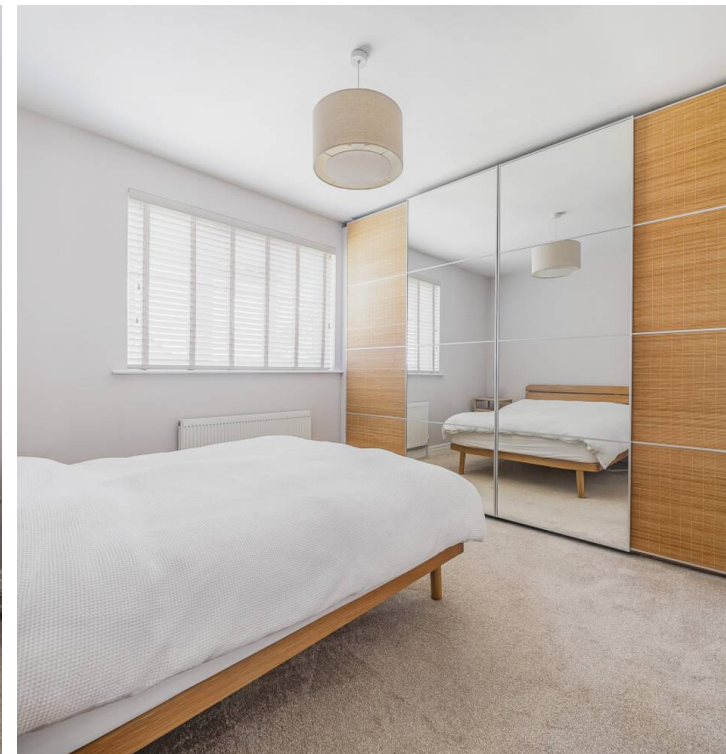
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully Presented Link-Detached House
- No Forward Chain
- Close To The Beach
- Open Plan Living/Dining Room/Kitchen
- Downstairs Shower Room
- Three Double Bedrooms with Storage Space





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