



12 East Way, Selsey

Guide Price £335,000 Freehold

# 12 East Way

Selsey, Chichester

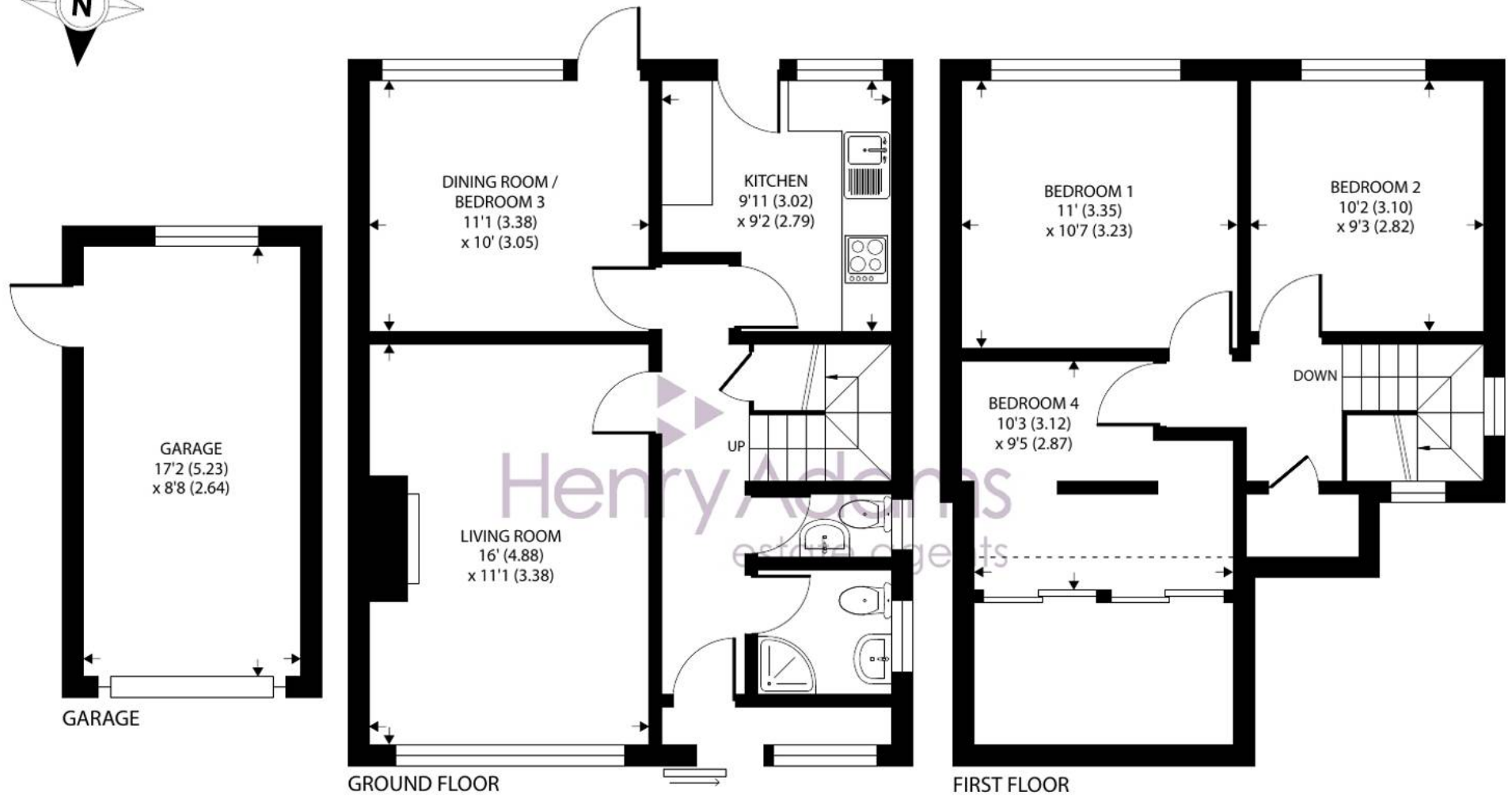
A rare opportunity to purchase this semi-detached chalet style home offering comfortable living in a convenient setting while also allowing for someone to 'stamp their own mark' on it. The property features flexible accommodation, currently arranged as 2 reception rooms, 3 bedrooms, a ground floor shower room, and an additional cloakroom, perfect for modern family life. Boasting a versatile layout, this home is ideal for those seeking space and comfort. Furthermore, the property is offered with no onward chain, providing a hassle-free buying experience. A driveway, with space for approx. 3 cars, garage, with an electrically operated up and over door, light, power, and personal door to the garden. This home is within close proximity to the beach, shops and bus routes making it a desirable choice for those seeking both tranquillity and convenience.

The garden is mainly laid to lawn, with hardstanding area adjacent to the property for outdoor seating, while the flower and shrub borders add a touch of natural beauty. A side gate provides easy access to the driveway.

Council Tax band: C - £2043.62, EPC Rating: D

- Semi detached chalet style home
- 2 reception rooms
- 3 bedrooms
- Ground floor shower room and cloakroom
- Driveway and Garage
- Close proximity to the beach, shops and bus route





## East Way, Selsey, Chichester, PO20

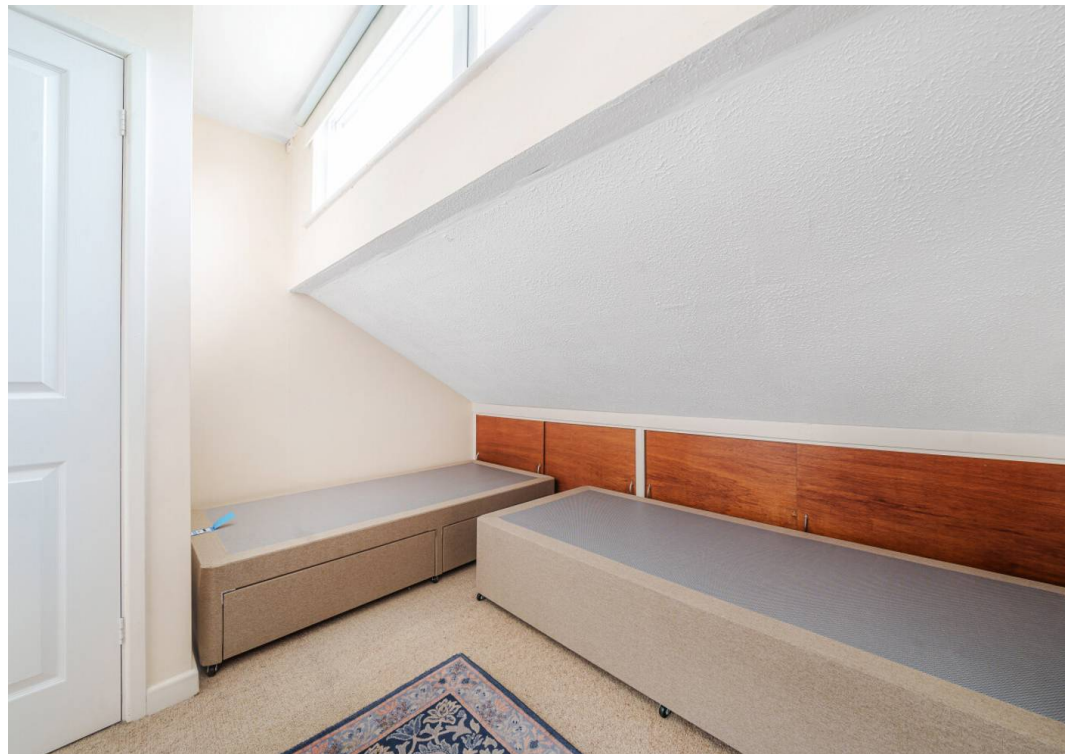
Approximate Area = 931 sq ft / 86.4 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1158 sq ft / 107.4 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