



31 East Street, Selsey

Guide Price £625,000 Freehold

 Henry Adams  
estate agents



# 31 East Street

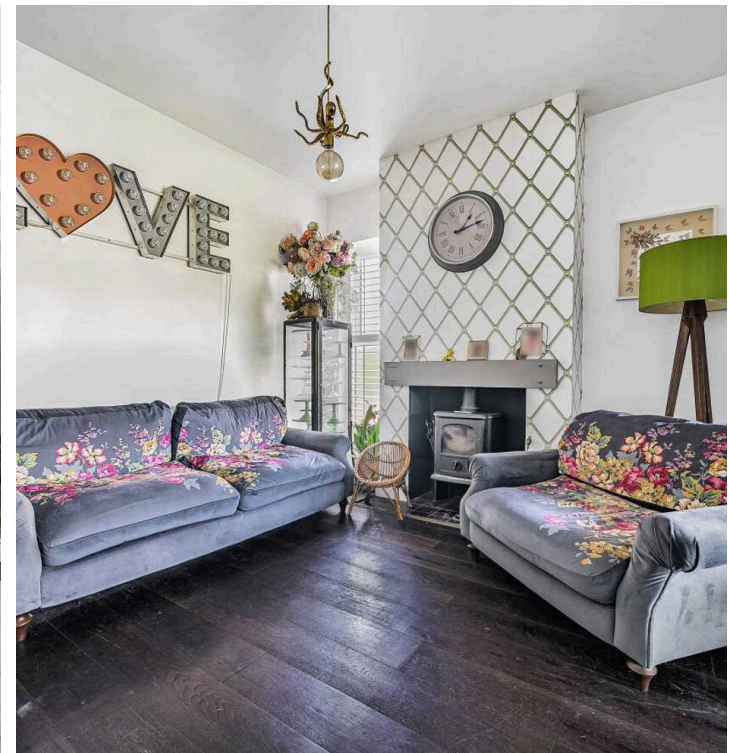
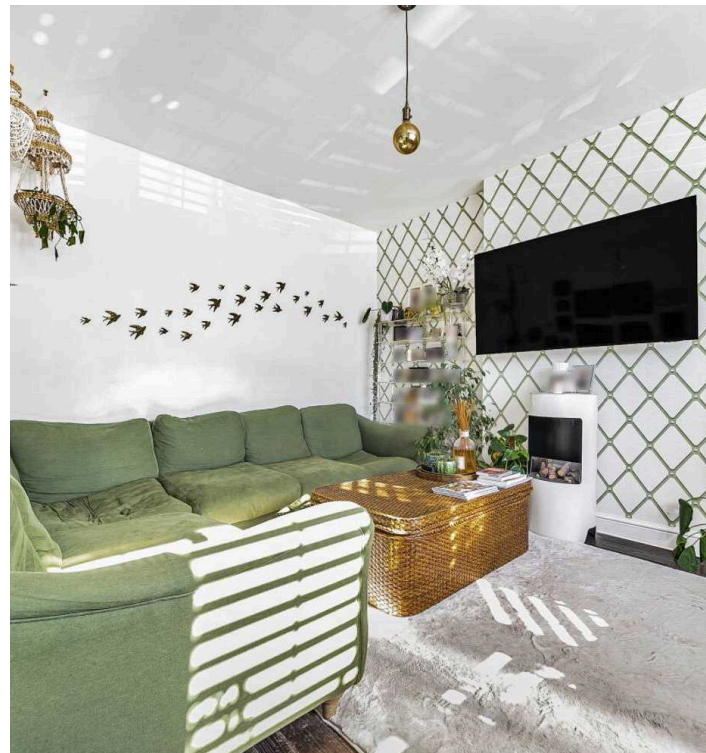
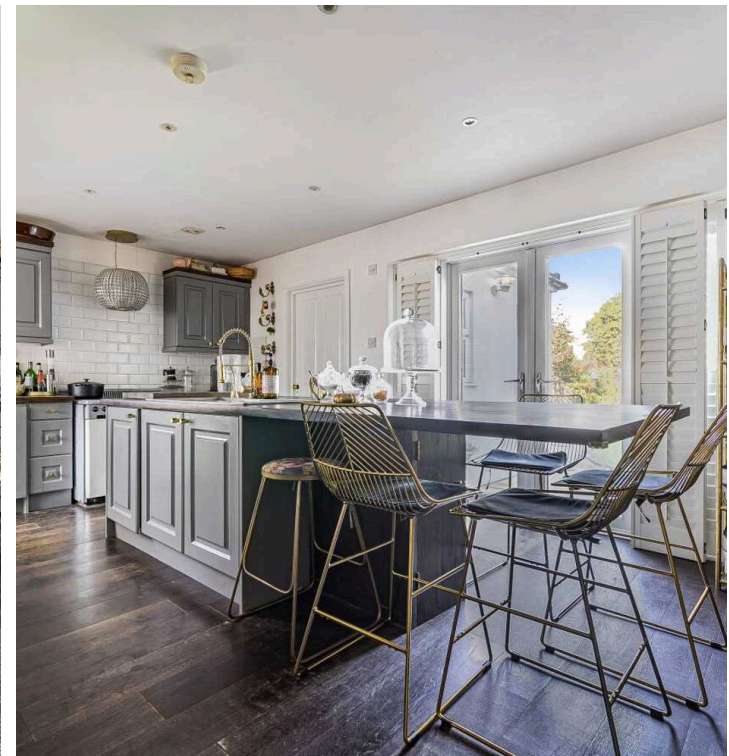
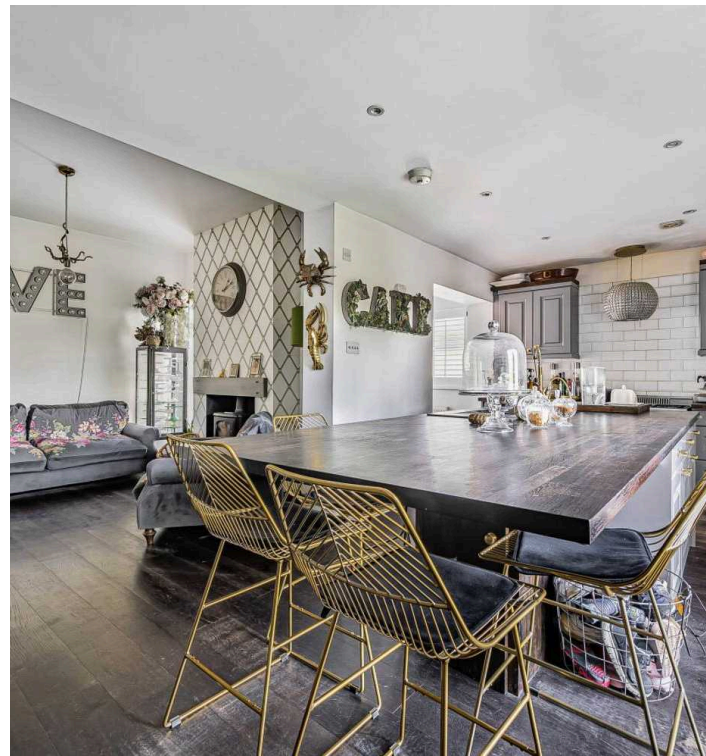
Selsey, Chichester

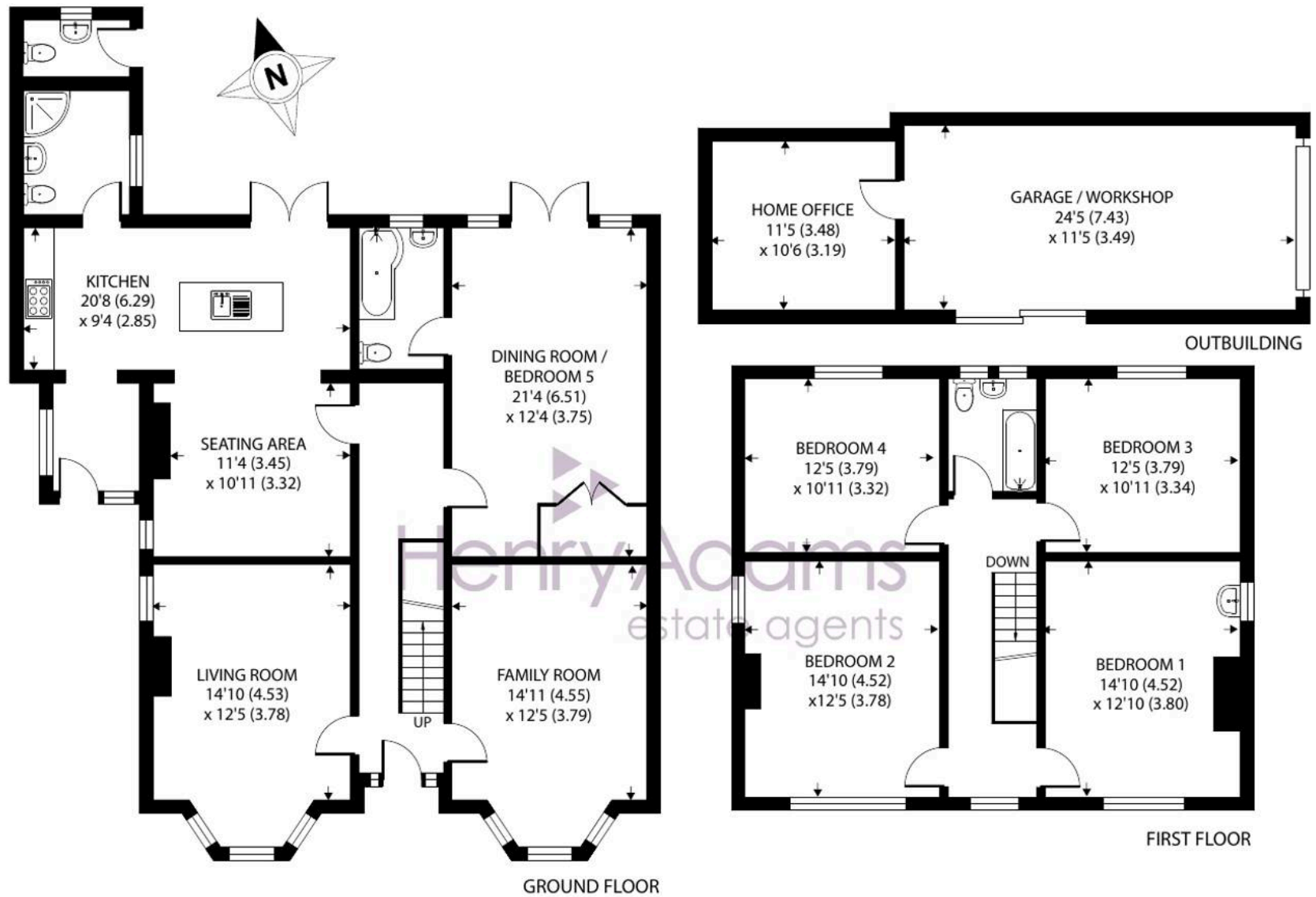
This double fronted detached house offers a unique opportunity to acquire a generously sized family home with flexible accommodation conveniently located in close proximity to the high street, schools, and bus routes. Boasting character charm, this property presents an ideal opportunity for those seeking a spacious and versatile home.

Upon entering the property, one is immediately struck by the generous proportions of the accommodation on offer. The ground floor comprises of three reception rooms, providing ample space for entertaining and family living. Furthermore, one of these rooms could easily be utilised as a fifth bedroom, complete with an en-suite bathroom, offering versatility and convenience for occupants.

The heart of the home can be found in the impressive 20ft kitchen breakfast room, itself benefiting from an additional snug/seating area with log burner providing a delightful space for cooking, dining and entertaining. Completing the ground floor is a further shower room which also doubles up as a utility room, offering practicality and added convenience. Ascending to the first floor galleried landing, your greeted by four well-appointed bedrooms, each offering a relaxing retreat for the occupants along with a further bathroom.

Council Tax band: E, EPC Rating: C



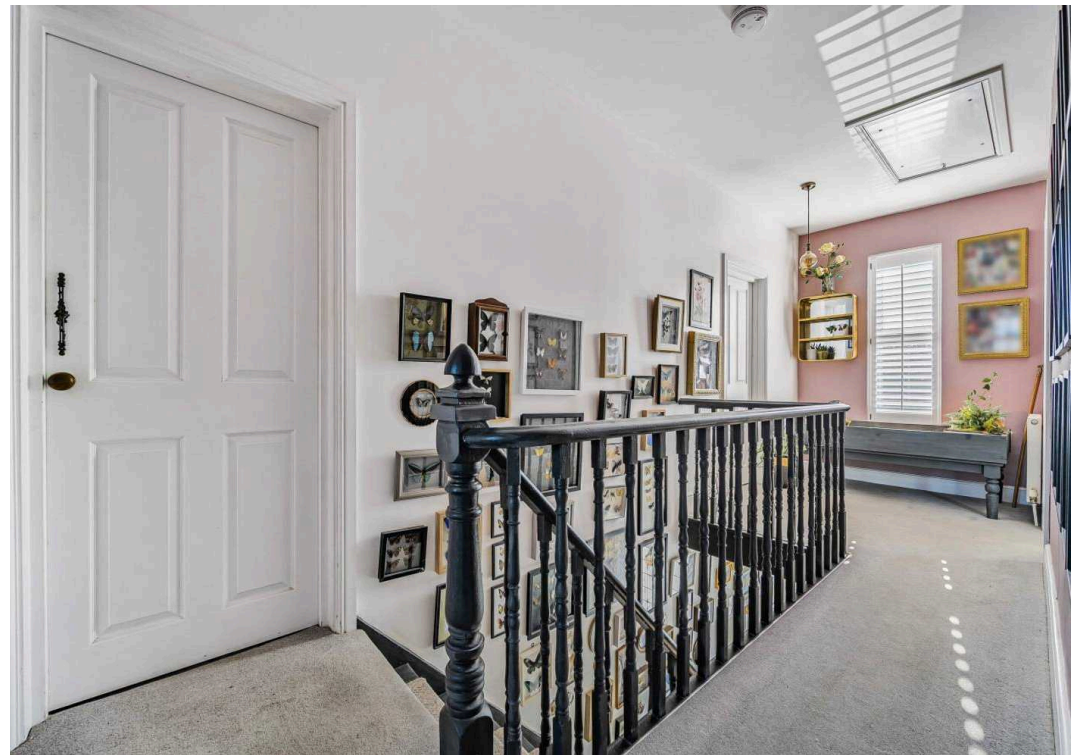


Approximate Area = 2140 sq ft / 198.8 sq m  
 Outbuilding = 403 sq ft / 37.4 sq m  
 Total = 2543 sq ft / 236.2 sq m

For identification only - Not to scale







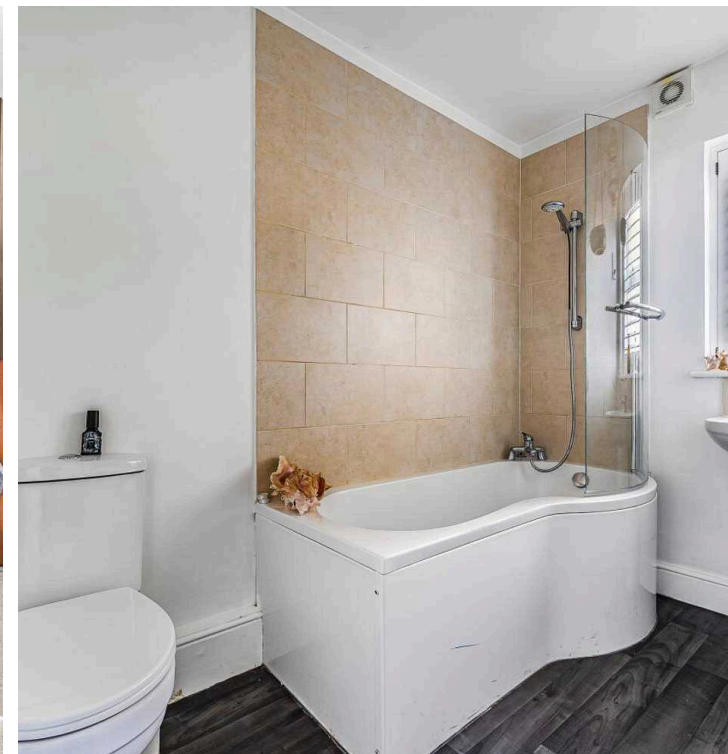
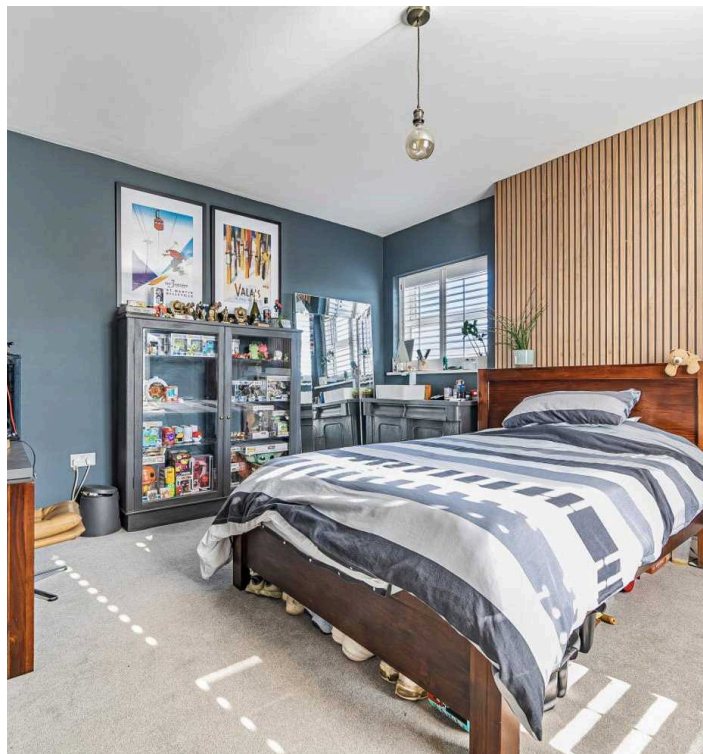
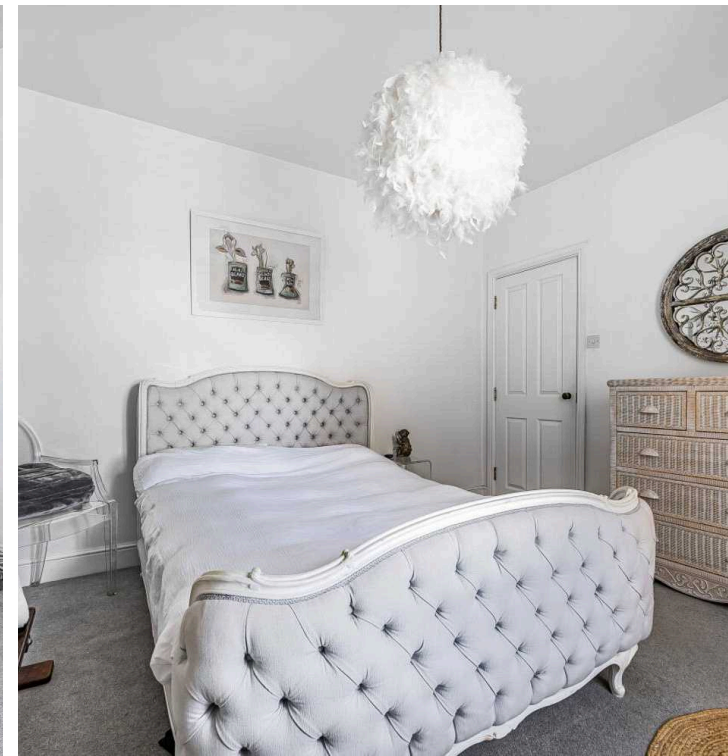
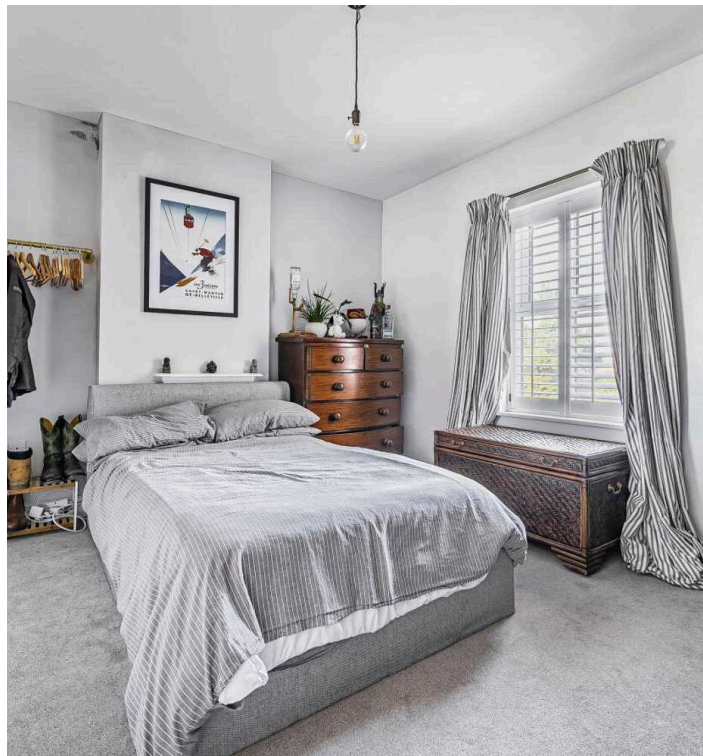


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Selsey, Chichester

[Externally, the property boasts a driveway with off road parking for 4/5 cars, ensuring ample space along with additional space behind double wooden gates. Furthermore, a detached garage/workshop with a home office provides additional storage space and potential for a home working environment. The rear garden, measuring approximately 70ft, provides outdoor space for relaxation and recreation, perfect for soaking up the sunshine or enjoying al fresco dining. To the rear portion of garden there is a bark cover children's playing area.](#)

- Double fronted detached house
- Flexible accommodation with 4/5 bedrooms
- 20ft kitchen breakfast room
- Three reception rooms (one could be a 5th bedroom with en-suite bathroom)
- Driveway with parking for 4/5 cars
- Detached garage/workshop with home office
- Three bathrooms (one doubles up as a utility room)
- Character features
- 70ft (approximately) rear garden
- Close proximity to the high street, schools and bus route







## 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