



11 Trees Court St. Peters Crescent, Selsey

Guide Price £220,000 Leasehold

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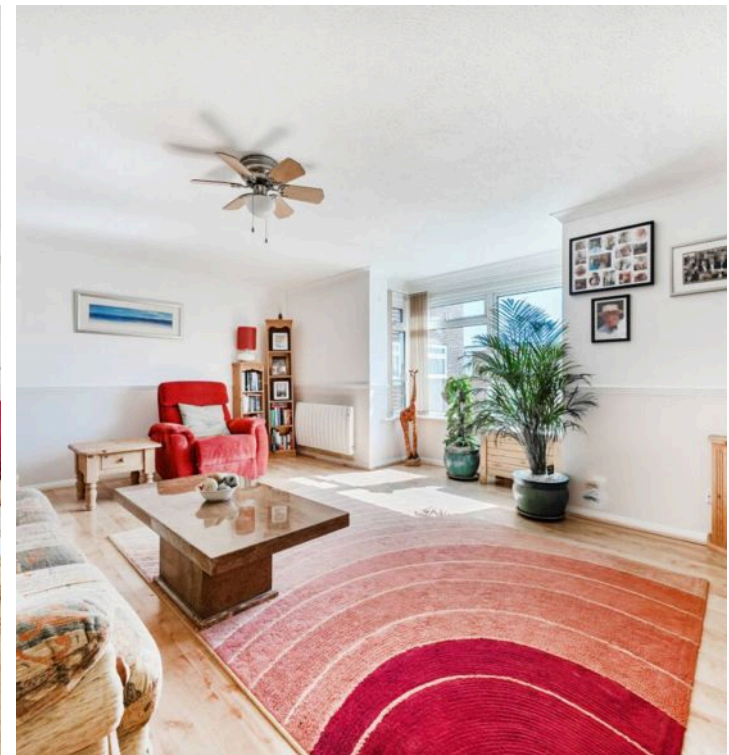
Selsey, Chichester

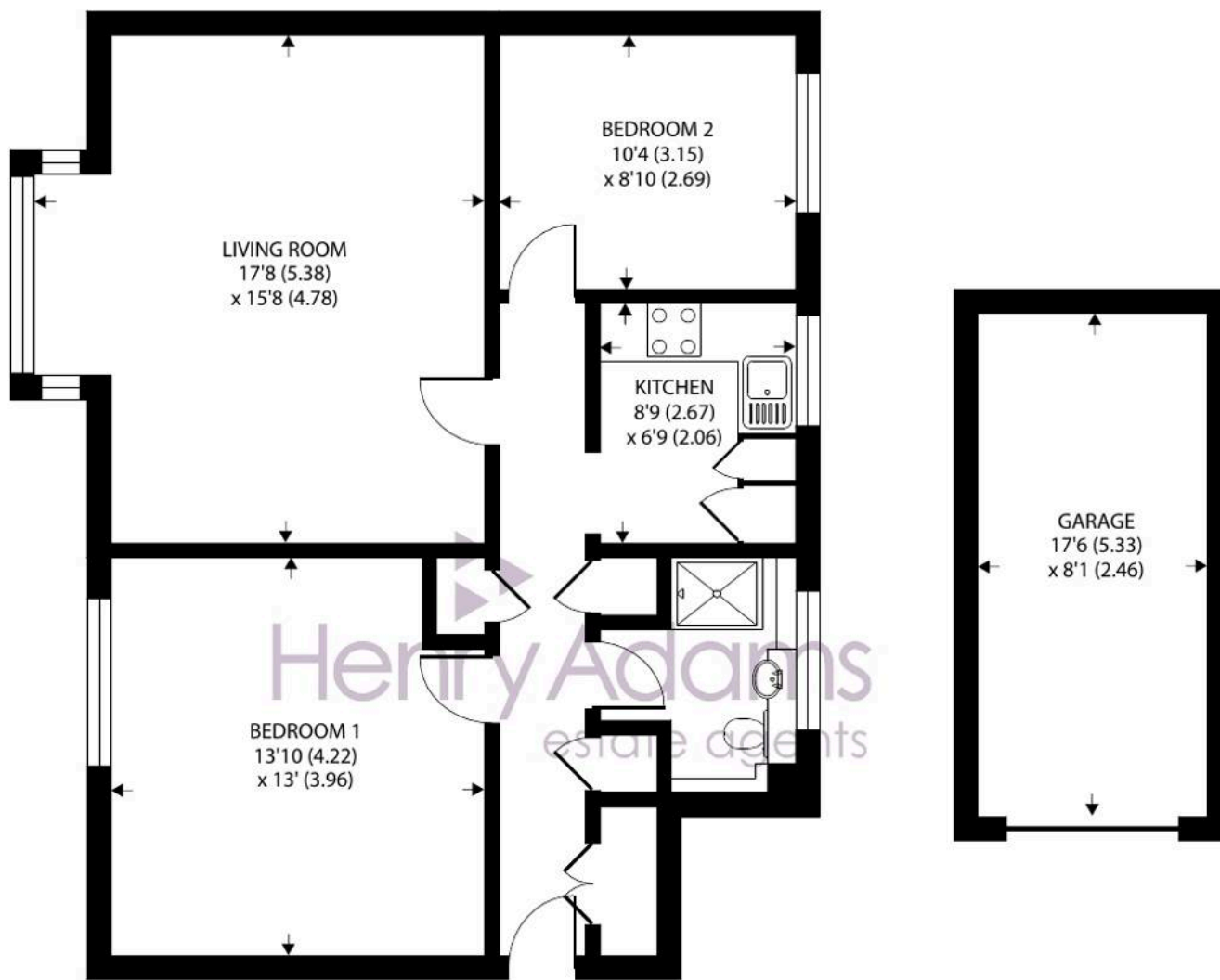
Nestled to the north of Selsey, this purpose-built flat offers a charming abode for those seeking comfort and convenience. Boasting two double bedrooms, this well-presented property features a generous 17ft x 15ft (max) living room that provides ample space for relaxation and entertainment whilst overlooking the well kept communal gardens. The kitchen comes equipped with integrated/built-in appliances, ensuring functionality and style blend seamlessly. With a remarkable 981-year lease and a share of the freehold, this residence offers stability and investment potential, making it an ideal choice for both homeowners and investors alike. Convenient amenities include a garage within the block, double glazing, and electric heating, catering to modern lifestyles and comfort needs.

Step outside and discover a tranquil communal garden, with lush green lawn and a cosy seating area, offering a serene escape for relaxation. With the perfect balance of indoor comfort and outdoor charm, this property is a delightful retreat for those looking to embrace a relaxed lifestyle while enjoying the benefits of a well-maintained communal space. Don't miss the opportunity to make this property your own and experience the best of both indoor and outdoor living in a desirable location. Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR

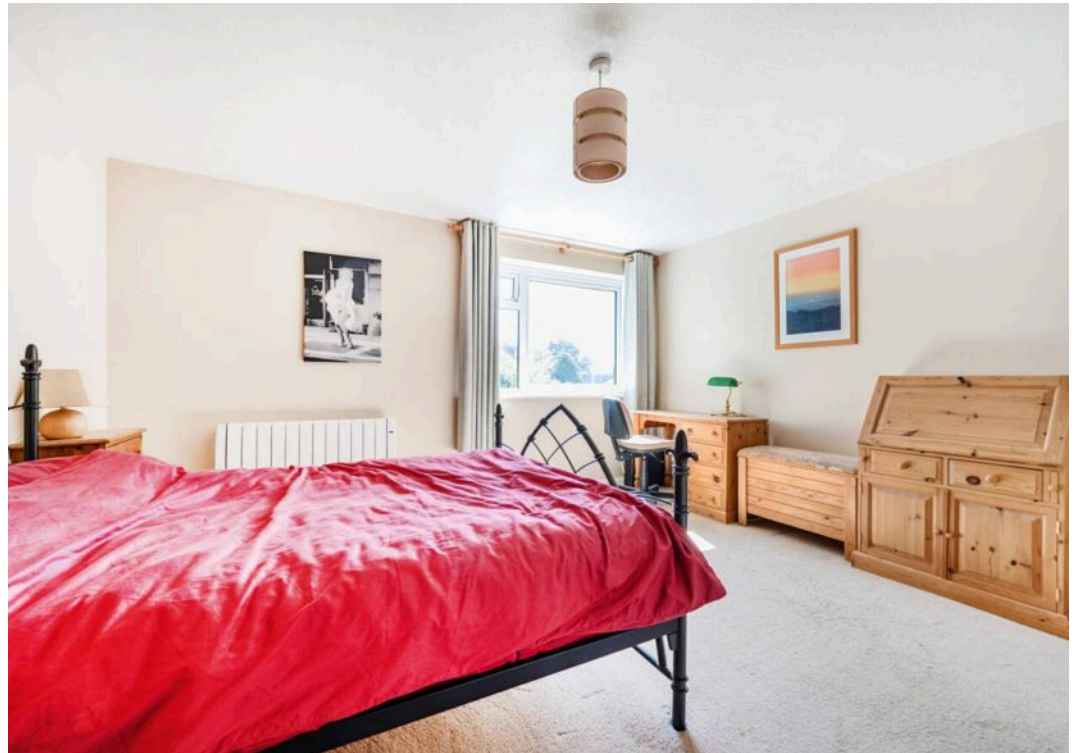
Approximate Area = 753 sq ft / 70 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 893 sq ft / 83 sq m

For identification only - Not to scale





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Purpose-built flat with 2 double bedrooms, spacious living room, integrated kitchen, 981-year lease, and share of freehold. Communal gardens, garage, kitchen with integrated/built in appliances. EPC-TBC, Council tax-B

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Purpose built flat to the north of Selsey
- Well presented with generous 17ft x 15ft (max) living room
- 981yr lease as well as a share of the freehold
- Kitchen with integrated/built in appliances
- Garage in the block
- Double glazed and electric heating





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.