



**58 East Street, Selsey**  
Guide Price £395,000 Freehold



# 58 East Street

Selsey, Chichester

This end terraced house combines comfort and convenience, boasting four bedrooms, a study/home office, ground floor cloakroom, and first-floor bathroom, this property is ideal for growing families or those seeking a dedicated workspace. The open plan living/dining room with direct access to the south-facing garden creates a seamless flow between indoor and outdoor living, perfect for entertaining or simply enjoying a sunny afternoon. Occupying an elevated position and being in close proximity to amenities and on the bus route, the home offers the best of both worlds in terms of accessibility. Additionally, the property includes a garage, providing space for parking or extra storage.

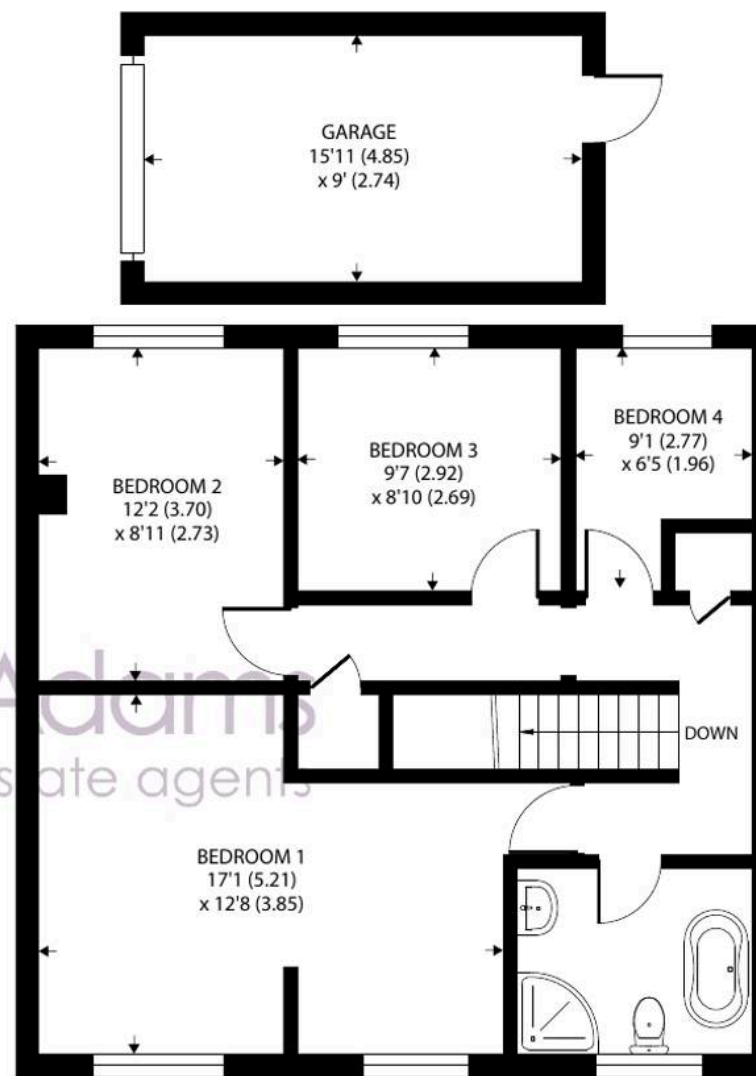
Step outside and discover the outdoor south-facing garden, a sun-soaked retreat, perfect for relaxing. Enclosed by walls and fences, the garden offers privacy and security, making it an ideal spot for children or pets to play freely. The low-maintenance paving and stone surfaces contribute to easy upkeep, allowing residents to spend more time enjoying the outdoors rather than maintaining it. Complete with flower and shrub borders, a wooden shed for storage, a wooden workshop/summer house, and side access to the front, this garden is a versatile space that caters to various needs and preferences. Additionally, the personal door to the garage enhances convenience, providing easy access for storing tools, equipment, or recreational items. Located to the rear of the property, the garage features an up-and-over door, light, and power, further adding to the practicality and functionality of this outdoor space.

Council Tax band: C, EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1326 sq ft / 123.1 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale









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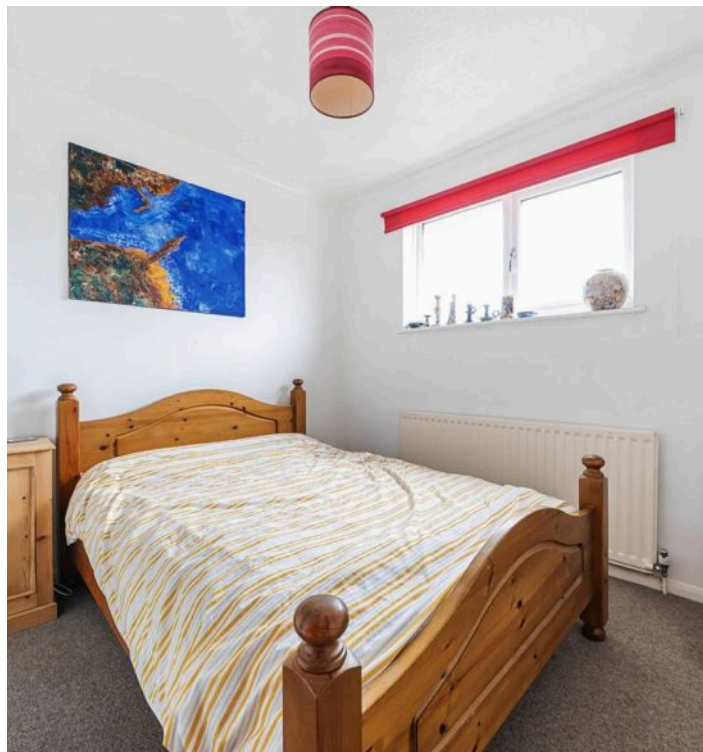
Ideal for families & professionals, this end-terraced 4-bed house features a home office, open plan living space and a sunny south-facing garden. Garage & outdoor workshop included! EPC-C, Council Tax-C  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- End terraced house occupying an elevated position
- Four Bedrooms
- Open plan living / dining room with direct access to the garden
- Study / Home Office
- Ground Floor Cloakroom & 1st Floor Bathroom
- South Facing Garden
- Garage
- Close Proximity To The Amenities & On The Bus Route







## Henry Adams - Selsey

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