



## Flat 1, 113 High Street, Selsey

Guide Price £220,000 Leasehold with Share Of Freehold

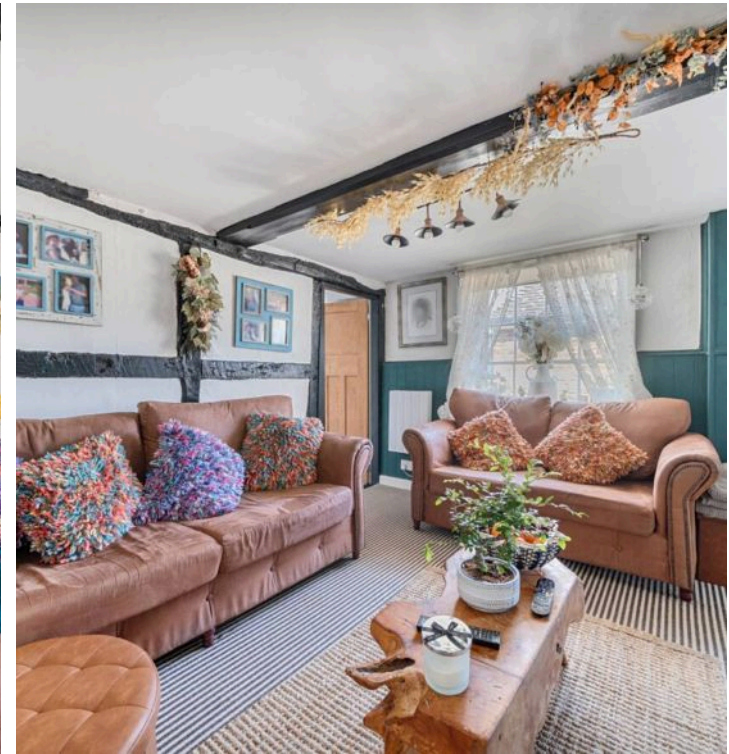
# Flat 1

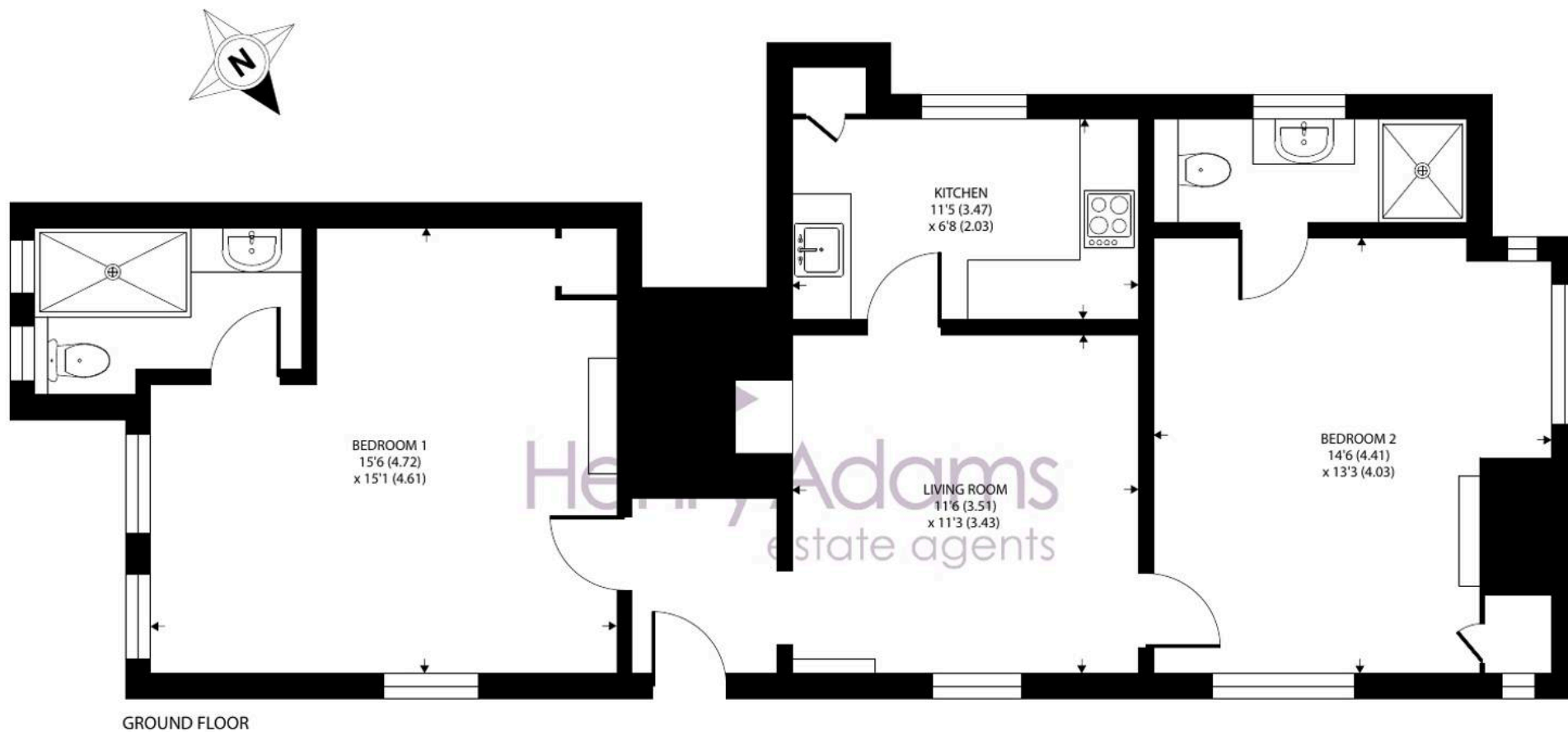
113 High Street, Chichester

Nestled within the historic walls of a Grade II thatched cottage (new thatch in 2024), this ground floor flat offers a unique blend of traditional charm and modern comfort. Set in the heart of Selsey, this property presents itself as a rare opportunity to own a piece of history whilst enjoying contemporary living.

The accommodation comprises two double bedrooms, both benefiting from an en-suite shower rooms. A highlight of the property is the spacious living room, ideal for relaxation and entertaining. Decorated throughout and modernised by the current owners since they took occupation in 2022, the property boasts a modern feel while still retaining its characterful features. Beign one of only 4 contained within the building, the property benefits from a share of the freehold with an impressive lease term of over 980 years remaining, providing long-term security for homeowners. Electric heating ensures warmth and comfort throughout the year, with the thatch of the cottage having been renovated in 2024, preserving its historic appeal.

To the front of the property there is a westerly facing garden which has been significantly improved to create an outdoor space for enjoying the fresh air & sunshine. In addition, allocated parking for one car to the rear ensures convenience for residents coming and going. Council Tax band: B, EPC Rating: F





Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale





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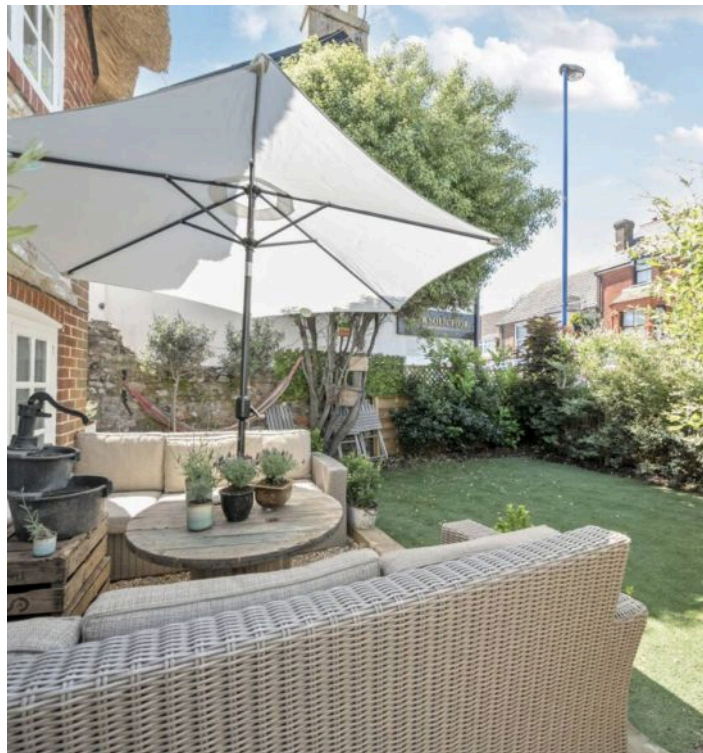
Charming ground floor flat in a Grade II thatched cottage with 2 bedrooms both with en-suites, spacious living room, modernised in 2022, freehold share, westerly garden, allocated parking.  
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Ground Floor Flat Forming Part Of A Grade II Thatched Cottage
- Two bedrooms, both with en-suite bathrooms
- Share Of Freehold with in-excess of 980yrs lease remaining
- Modernised & Updated Since 2022
- Electric Heating
- Garden To The Front
- Allocated Parking For One Car To The Rear
- New Thatch in 2024
- Two Double Bedrooms With 2 En-Suites





## 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.