



Cherry Cottage High Street, Selsey

Guide Price £350,000 Freehold

Cherry Cottage High Street

Selsey, Chichester

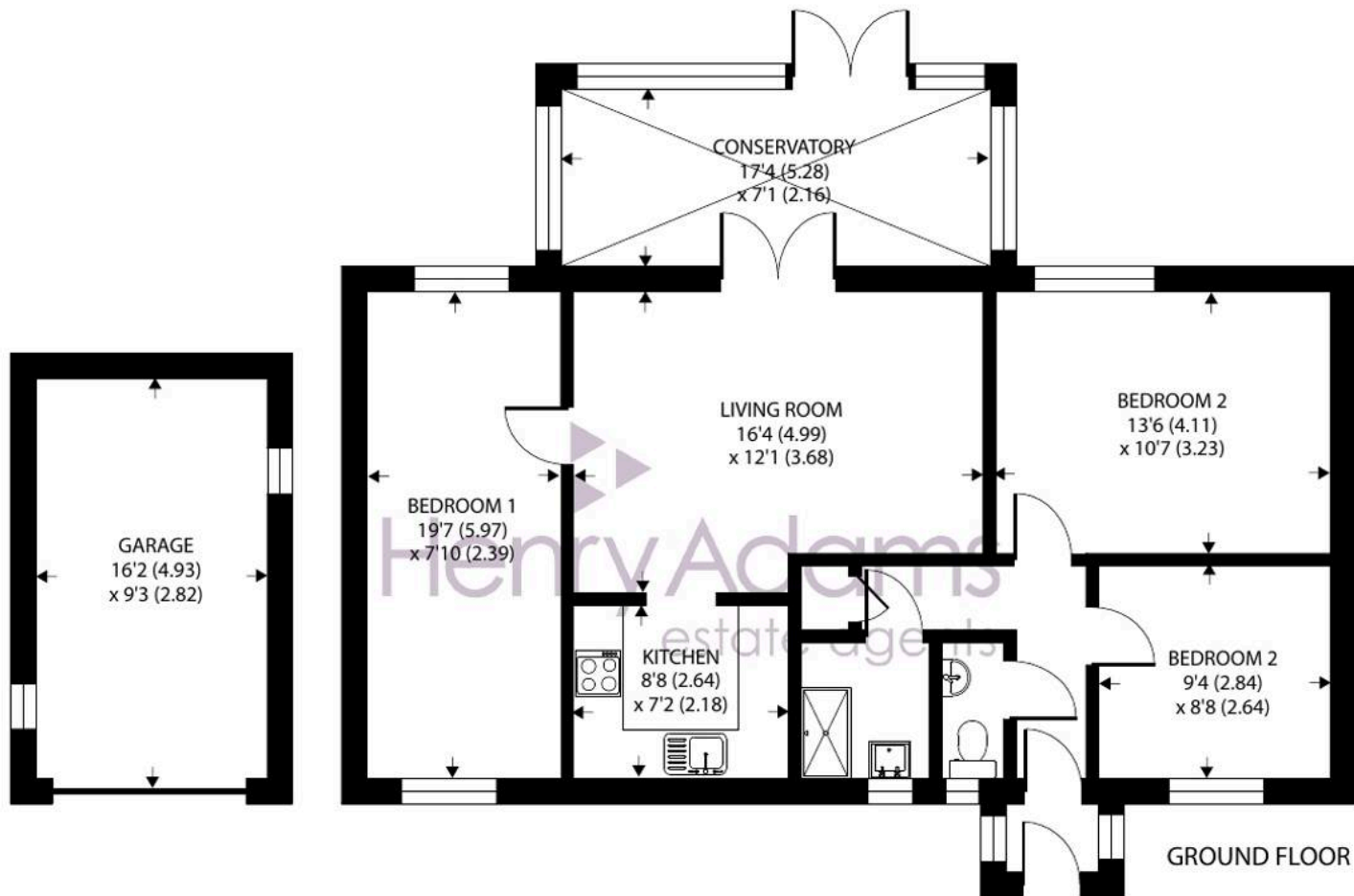
Nestled just off the High Street and offered to the market for the 1st time in over 25 yrs, this charming semi-detached bungalow offers a perfect blend of convenience and comfort. Boasting a desirable location, this property presents a fantastic opportunity for those seeking a peaceful yet accessible abode.

Upon entering, you are greeted by a hallway leading to two of the bedrooms, bathroom and living room, providing ample accommodation for a growing family or those looking for extra space. The living room exudes warmth and comfort, providing an inviting space to relax and entertain. Adjacent to this, the south-facing conservatory floods the room with natural light, creating a seamless transition between indoor and outdoor living.

Practicality is at the forefront of this property, with the inclusion of gas heating and double glazing ensuring optimal comfort all year round. The home benefits from a detached single garage located to the front of the home. The enclosed gardens to the front and courtyard style gardens to the rear both offer private spaces to enjoy the outdoors and provide a tranquil retreat from the hustle and bustle of every-day life. Situated within 100m of the amenities and bus route, residents can enjoy easy access to a range of shops, restaurants, and public transport links, enhancing the property's appeal and convenience.

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





Approximate Area = 914 sq ft / 85 sq m

Garage = 150 sq ft / 14 sq m

Total = 1064 sq ft / 99 sq m

For identification only - Not to scale





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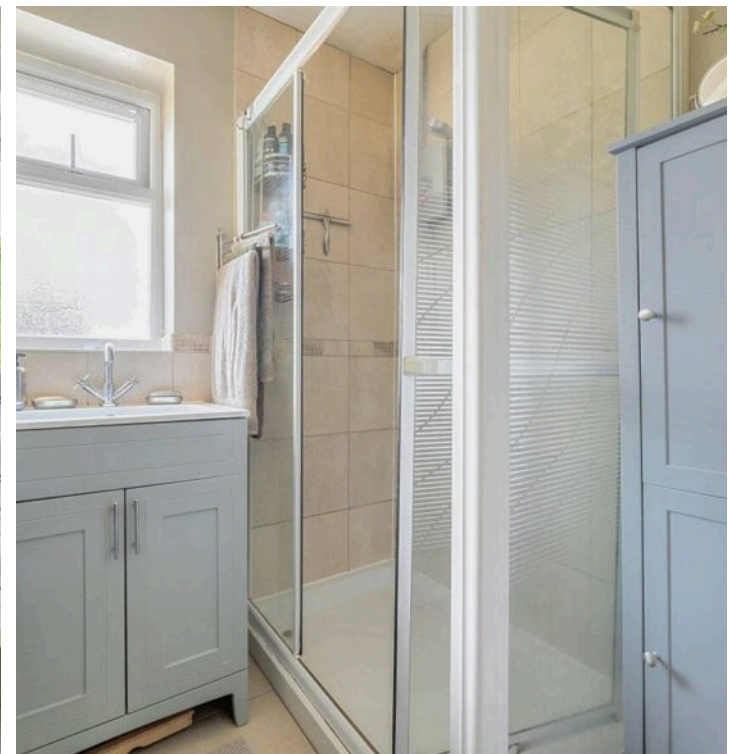
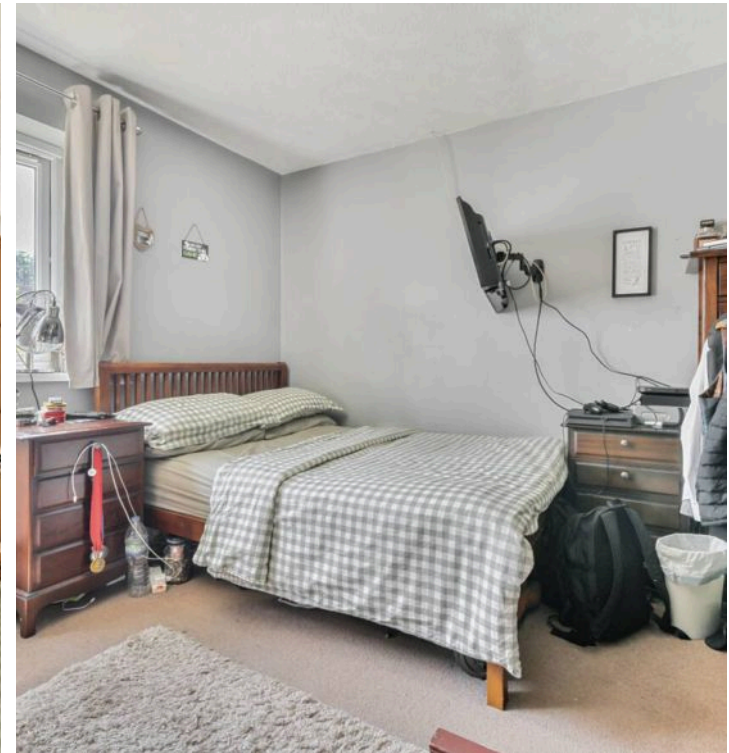
Charming semi-detached bungalow with 3 bedrooms, south-facing conservatory, garage and enclosed gardens to the front & rear. Conveniently located near amenities and bus route. EPC-C, Council tax-C
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi detached bungalow set just off the High Street
- Three bedrooms
- Living room and south facing conservatory
- Gas heating & double glazing
- Detached single garage
- Enclosed gardens to the front & rear
- Situated within 100m of the amenities 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.