



32 James Street, Selsey

Guide Price £350,000 - Freehold

 **Henry Adams**
estate agents

32 James Street

Selsey, Chichester

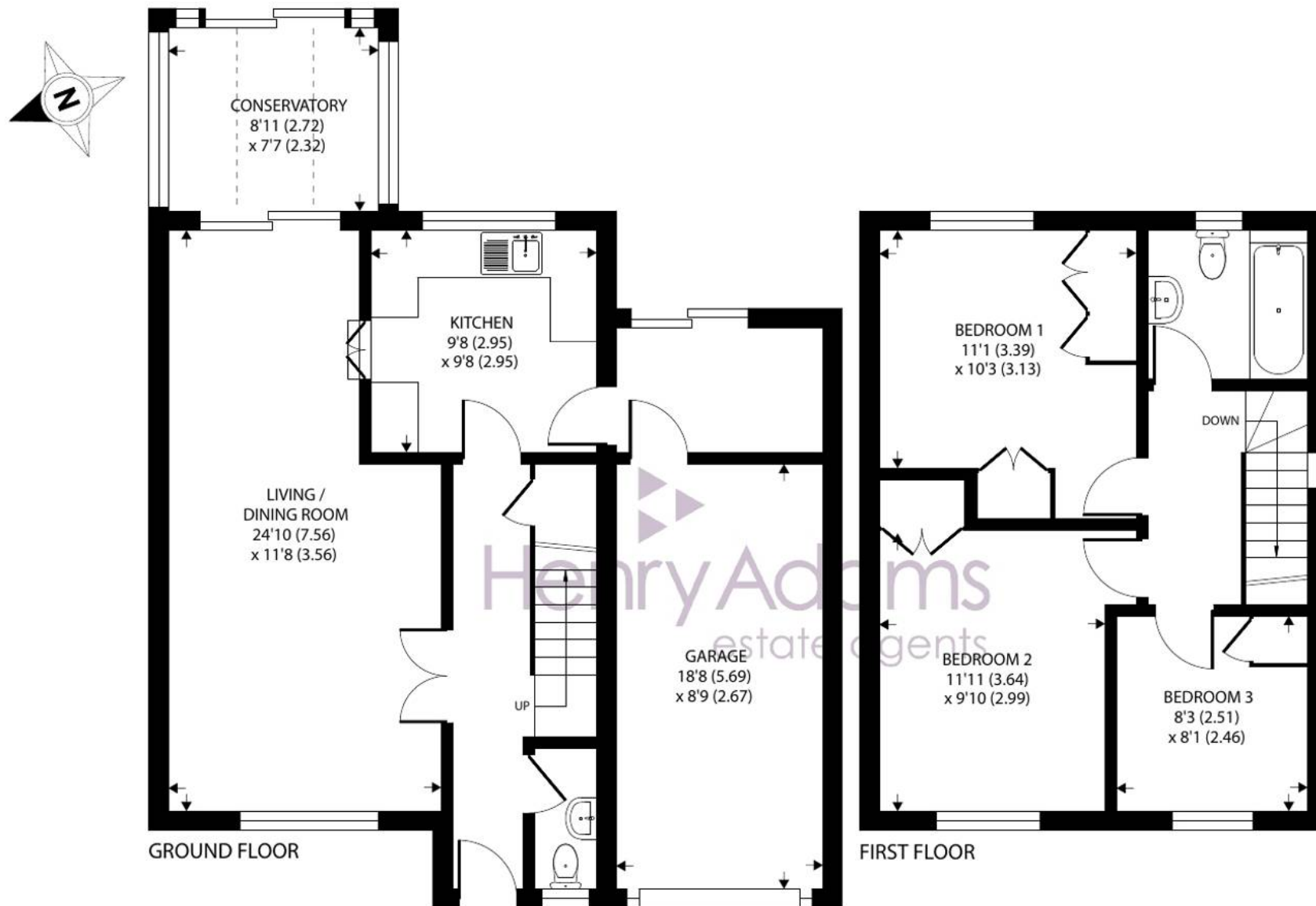
Situated in an enviable location within a mere 200 metres of the beach, this link detached house is offered with the added benefit of having no onward chain. The property boasts three bedrooms, offering ample space for a growing family or those in search of a holiday retreat by the coast.

Upon stepping inside, a living/dining room that provides a versatile space for relaxation and entertainment which leads into a conservatory. The property does require updating and modernisation throughout, providing the perfect opportunity for the new owners to put their stamp on this coastal retreat.

Convenience is key with a ground floor cloakroom offering practicality, while the first-floor bathroom completes the living arrangements. The property benefits from a corner position, offering the potential to extend (subject to the necessary consents), allowing for further enhancement to the living space & bedrooms.

Externally, the property features a driveway and a garage, ensuring ample parking provisions for residents and guests. Whether used as secure parking or additional storage space, the garage adds to the overall appeal of this attractive property.





Approximate Area = 1060 sq ft / 98.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1220 sq ft / 113.2 sq m

For identification only - Not to scale



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Link detached house near the beach boasts 3 bedrooms, a living/dining room, conservatory, driveway and garage. Requires updating but offers potential for extension.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Immediate 'exchange of contracts' available
- Link detached house with NO onward chain
- Located within 200m of the beach
- Living/dining room & conservatory
- Updating and modernisation required throughout
- Ground floor cloakroom & 1st floor bathroom
- Corner position with scope to extend (subject to necessary consents)
- Driveway & garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.