



James Street, Selsey

PO20 0JG

Price £625,000

LOCATION

Selsey has a wealth of wildlife, beautiful landscapes, and a rich historical heritage. Situated at the Southernmost point of the Manhood Peninsula, it is bounded to the west by Bracklesham Bay, to the north by Broad Rife, to the east by Pagham Harbour which is designated as a Site of Special Scientific Interest and terminates in the south at Selsey Bill. The area benefits from a vast selection of Shops, Supermarkets, Coffee Shops, Pubs and Restaurants, along with more practical amenities of a Health Centre, Dentist, Library and Selsey Lifeboat Station. Further amenities can be found at nearby Chichester, some 9 miles to the North and has a wide range of culture and leisure facilities, including the renowned Festival Theatre and Goodwood Race Course which enjoys a full horse racing calendar.

Vestibule

A light and spacious entrance to the property creating a lovely space to relax in on a sunny day, main entrance door.

Sitting Room

19' 3" Wide, a generous space benefiting from triple aspect double glazed windows, decorative brick fire surround and hearth with a recessed room sealed log burner, door to the hallway.

Hallway

Doors to the utility room, inner hallway, shower room and the opening to the kitchen, loft access hatch with fitted loft ladder, the loft is mostly boarded with windows fitted.

Kitchen 9'11" (3.02m) x 8'1" (2.46m)

Side aspect double glazed window, opening to the dining room, opening to the hallway, a range of floor and wall mounted units with work surfaces over, one and half bowl sink with mixer tap and drainer, floor standing oven with built in hob.



Dining Room 11'5" (3.48m) x 9'11" (3.02m)

French doors to the conservatory, opening to the kitchen, lantern roof light.

Conservatory 9'11" (3.02m) x 8'5" (2.57m)

Double glazed conservatory with French doors to the rear garden and patio.

Shower Room

Rear aspect double glazed window with privacy glass, matching white suite, shower enclosure with mixer tap and wall mounted shower attachment.

Utility Room 7'6" (2.29m) x 6'0" (1.83m)

Rear aspect door to the patio and garden, space and plumbing for white goods, wall mounted gas fired central heating boiler, door to the hall way.

Inner Hallway

A light and spacious inner hallway creating ample space for a study/office rear aspect bow window, doors to all of the bedrooms and the bathroom.

Bedroom One 11'7" (3.53m) x 10'5" (3.18m)

Front aspect double glazed bow window, dual built in wardrobes.

Bedroom Two 10'5" (3.18m) x 10'0" (3.05m)

Front aspect double glazed bow window, dual built in wardrobes.

Bedroom Three 10'5" (3.18m) x 6'7" (2.01m)

Front aspect double glazed bow window, single built in wardrobe.

Bathroom

Rear aspect double glazed window with privacy glass, matching white suite, panelled bath with mixer tap and hand held shower attachment.

Outside Front Elevation

A deceptive space laid to gravel and lawn creating ample off street parking, established hedged boundary with well stocked borders.

Outside Rear Elevation 100'0" (30.48m) x 52'0" (15.85m)

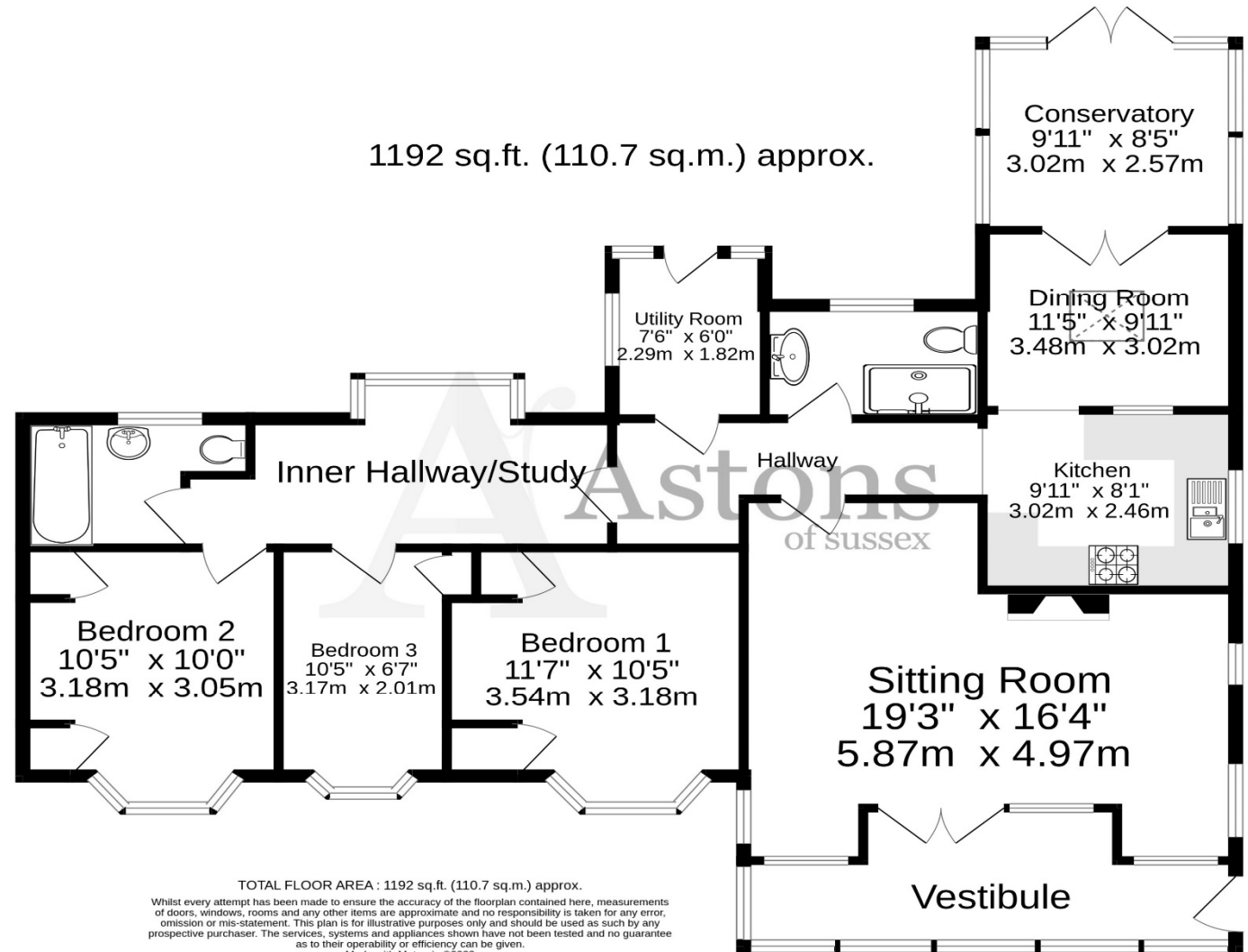
100ft rear garden with a detached garage and additional vehicular access, a beautifully stocked garden with an abundance of established tree's and border shrubs, several areas of lawn, a pond, large patio areas, gated side secure boundary, connecting footpath to the front elevation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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