



44 East Street, Selsey, PO20 0BL

Guide Price £260,000 Freehold

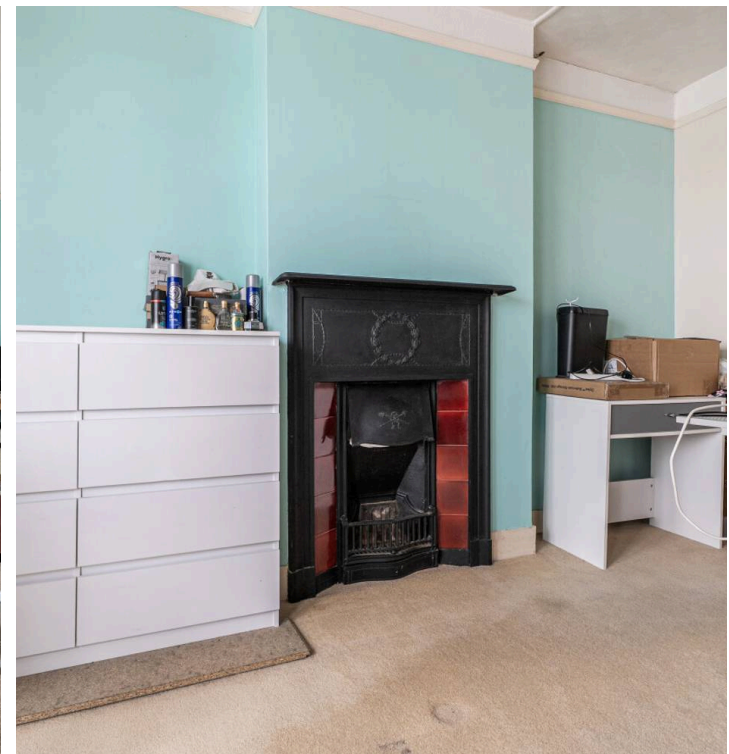
 **Henry Adams**
estate agents

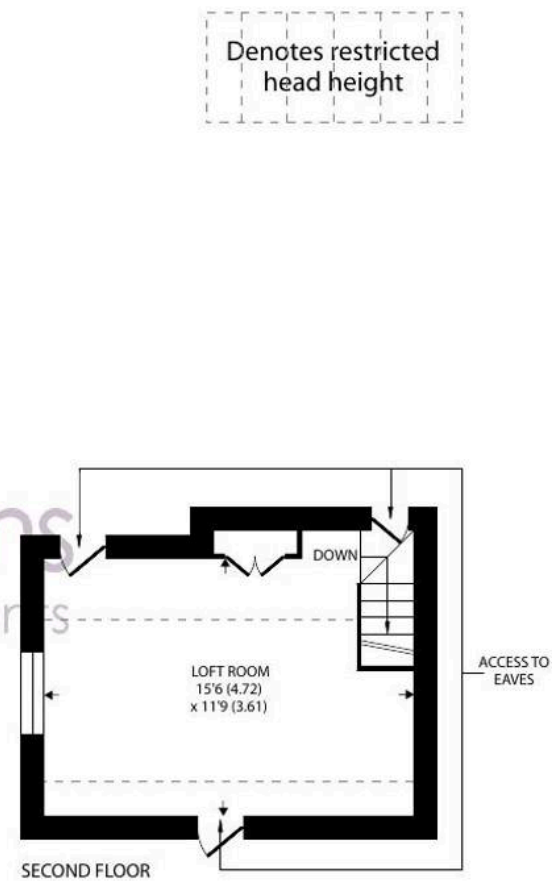
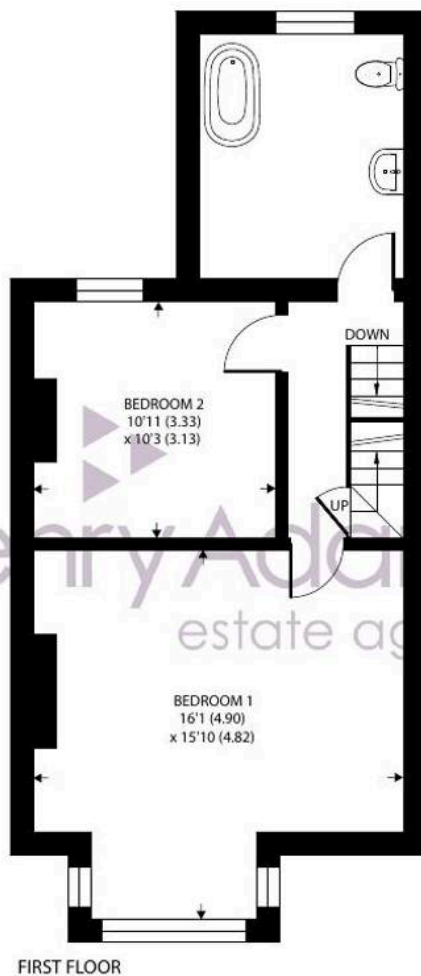
44 East Street

Selsey, Chichester

This charming Victorian semi-detached house offers an appealing blend of period character and modern convenience, situated within easy reach of the High Street and local amenities. The property features two spacious double bedrooms and an additional loft room, providing flexible accommodation for families or those seeking a home office or guest space. Character features abound throughout, including high ceilings, picture rails, and feature fireplaces, all of which contribute to the home's timeless appeal. The house benefits from part double glazing and has been partially modernised, ensuring comfort while retaining its original charm. A newly installed gas central heating boiler (2025) enhances energy efficiency and peace of mind. The ground floor offers a welcoming entrance hall, a generous living room, a separate dining room, and a kitchen. A convenient cloakroom is also located on the ground floor, while the first floor hosts the family bathroom. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to move swiftly.

- Victorian Semi Detached house
- Two Double Bedrooms and Additional Loft Room
- Character Features
- High Ceiling, Picture Rails and Feature Fireplaces
- Situated Close To The High Street and Amenities





Approximate Area = 1160 sq ft / 107.7 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale





44 East Street

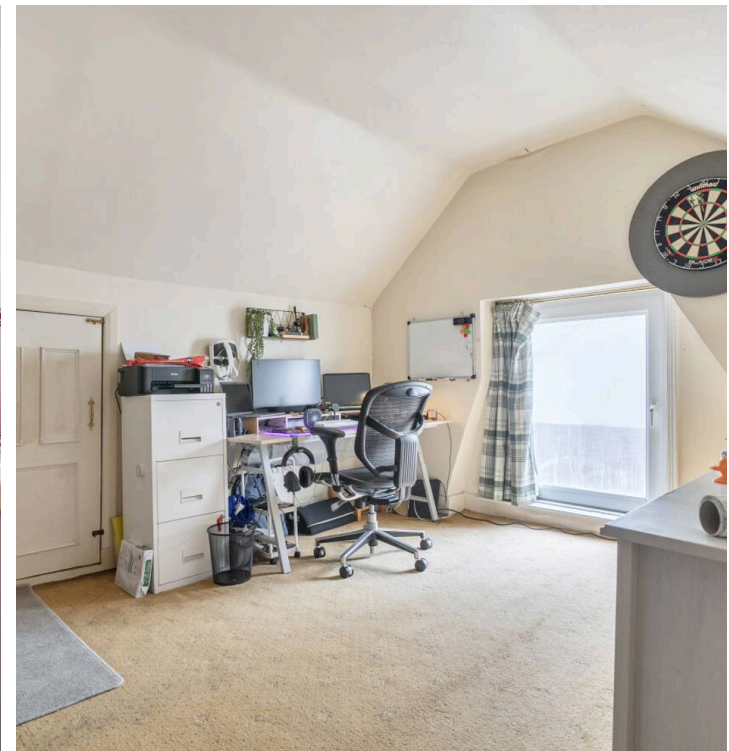
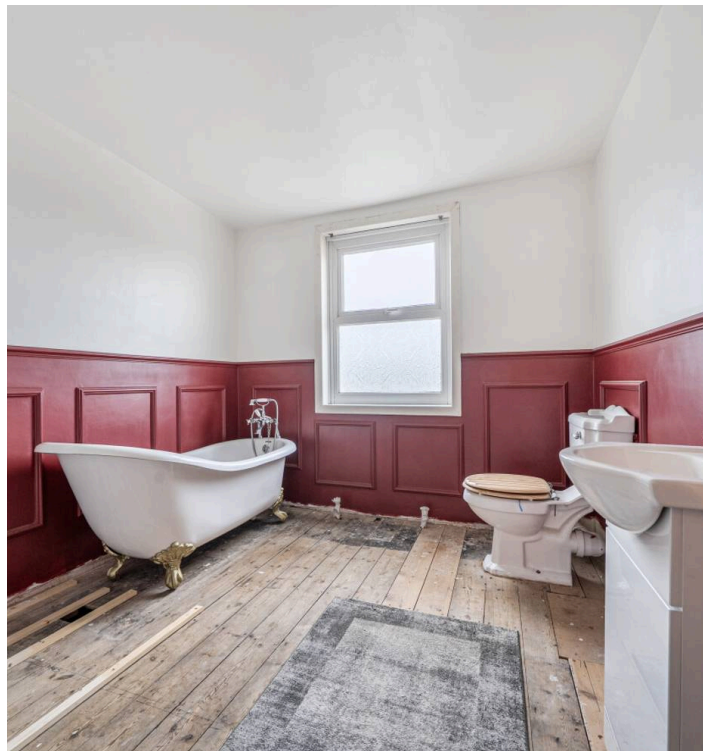
Selsey, Chichester

The south-facing rear garden is a true highlight, providing a private and sunny outdoor retreat ideal for relaxation or entertaining. The garden is mainly laid to lawn with established borders, offering space for children to play or for keen gardeners to make their mark. A paved patio area is perfect for al fresco dining or summer barbeques, while mature shrubs and trees provide a sense of privacy and seclusion. There is side access to the garden (ideal for bicycles or garden equipment), and the front garden is attractively landscaped with low-maintenance planting. Located just moments from the High Street, the property enjoys excellent access to shops, cafes, schools, and public transport links, making it a convenient choice for commuters and families alike.

Council Tax band: D, £2,524.40

EPC Energy Efficiency Rating: D

- Part Double Glazed & Partially Modernised
- Gas Central Heating With Newly Installed Boiler (2025)
- South Facing Rear Garden
- 1st Floor Bathroom & Ground Floor Cloakroom
- No Onward Chain





Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

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.