

41 James Street, Selsey, PO20 0JG

Guide Price £549,950 Freehold

Henry Adams
estate agents

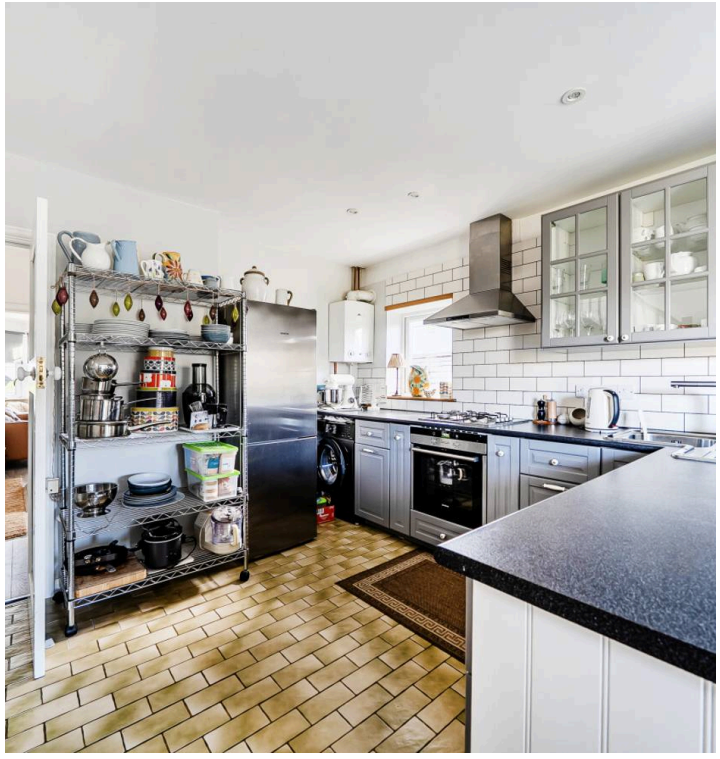
41 James Street

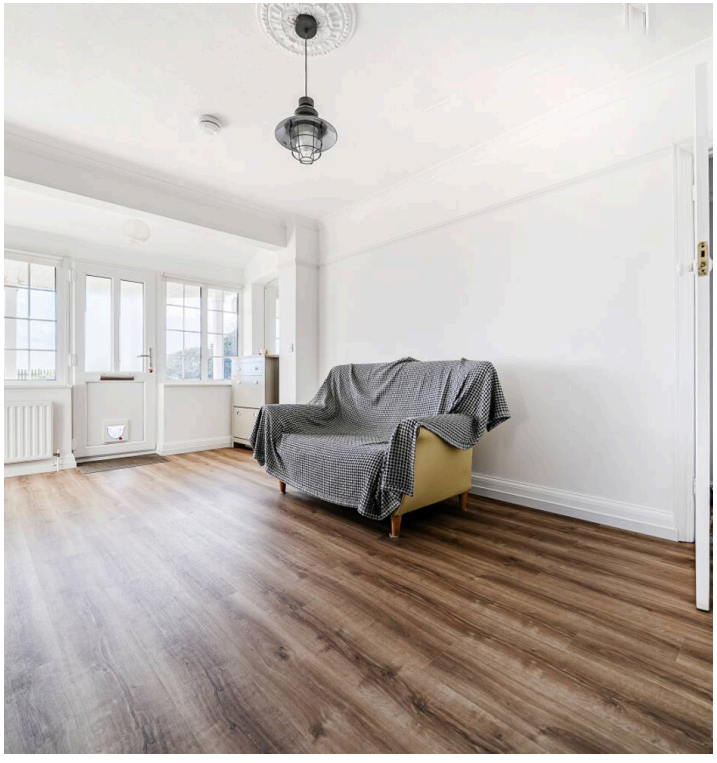
Selsey, Chichester

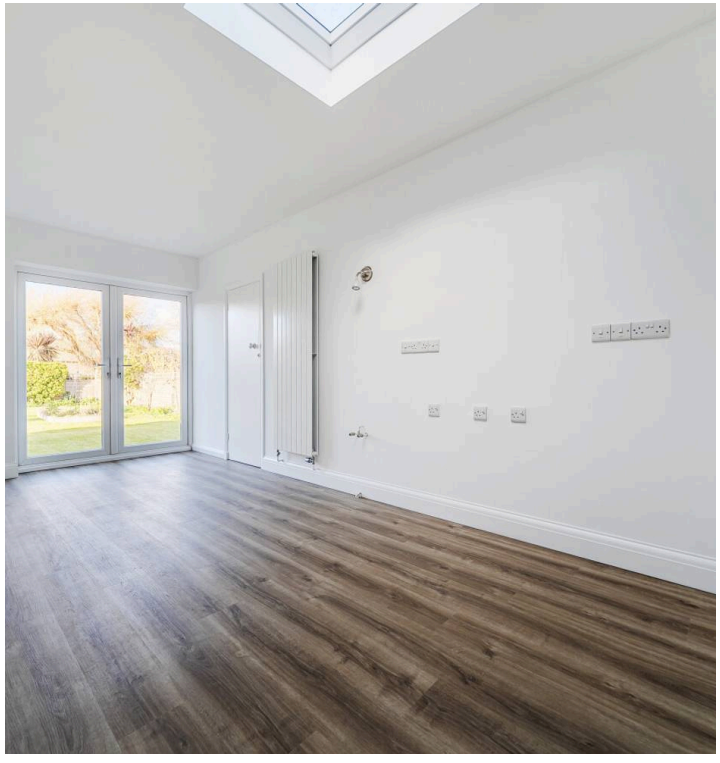
This beautifully presented detached chalet style home offers flexible and spacious accommodation, currently arranged as four bedrooms, making it ideal for families or those seeking versatile living arrangements.

The property enjoys a prime cul-de-sac location just 25 metres from the beach, providing a rare opportunity to enjoy coastal living with a sea view from the comfort of your own home. Internally, the layout is thoughtfully designed, featuring three inviting reception rooms that can be adapted for formal entertaining, relaxation, or home working, alongside a kitchen breakfast room, perfect for every-day family life or casual dining. There are two modern bathrooms, ensuring convenience for residents and guests alike along with an additional cloakroom to serve the loft room. The property also boasts exciting annexe potential, having been designed with the option to install a second kitchen, offering flexibility for multi-generational living or independent accommodation.











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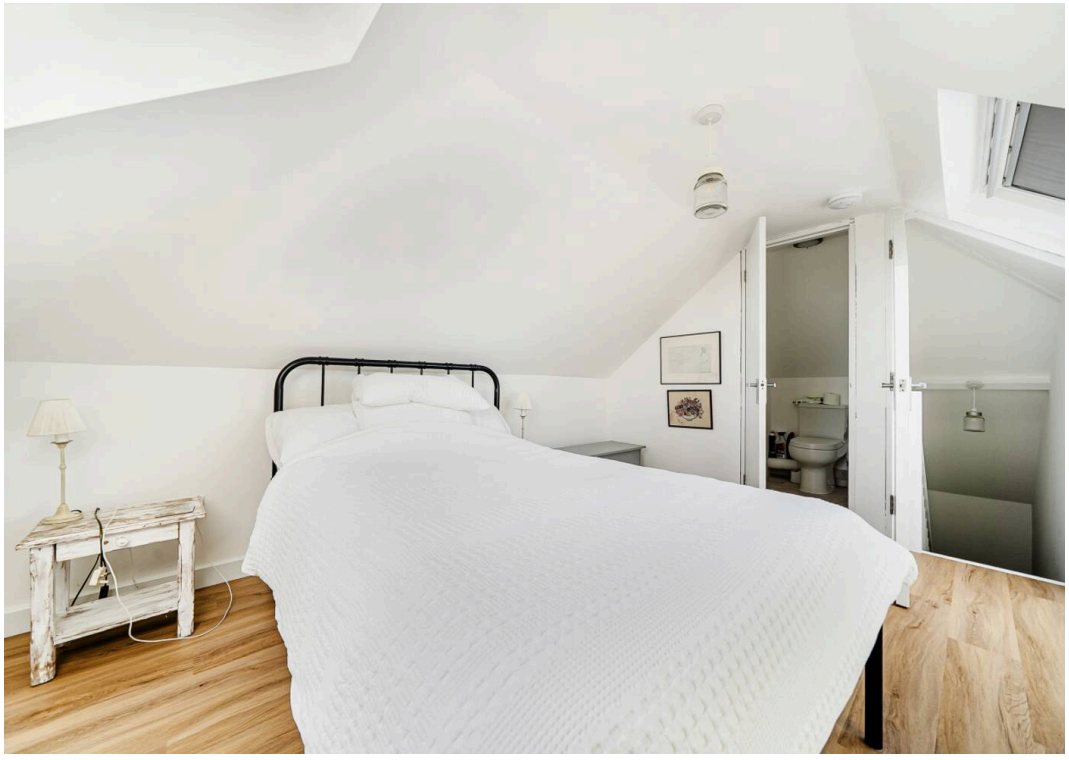
Approximate Area = 1384 sq ft / 128.5 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 155 sq ft / 14.3 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 1687 sq ft / 156.4 sq m
For identification only - Not to scale



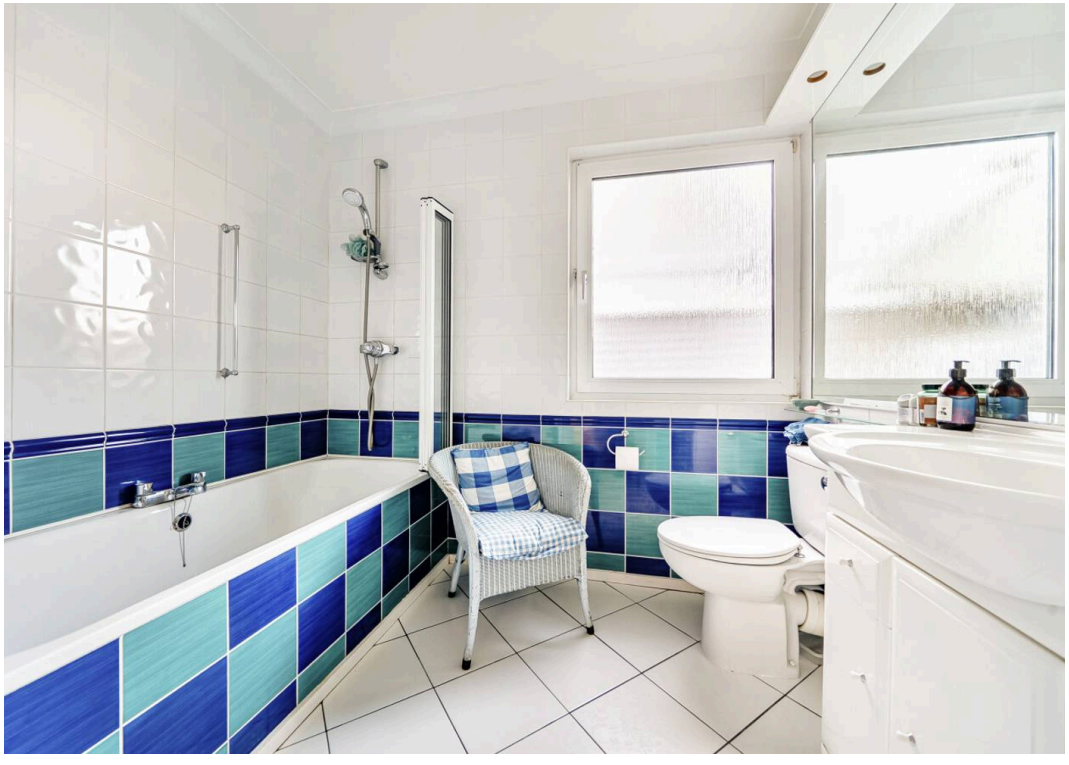














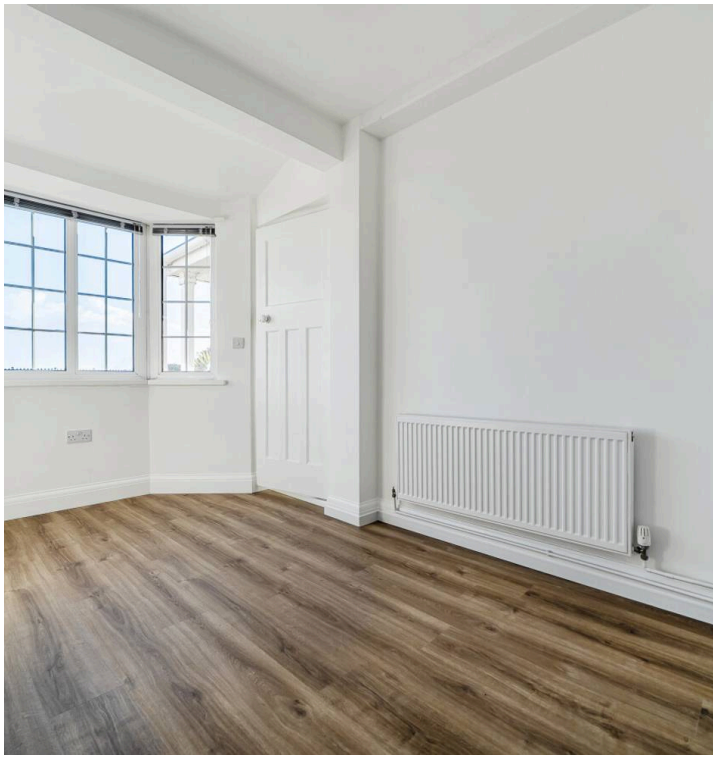
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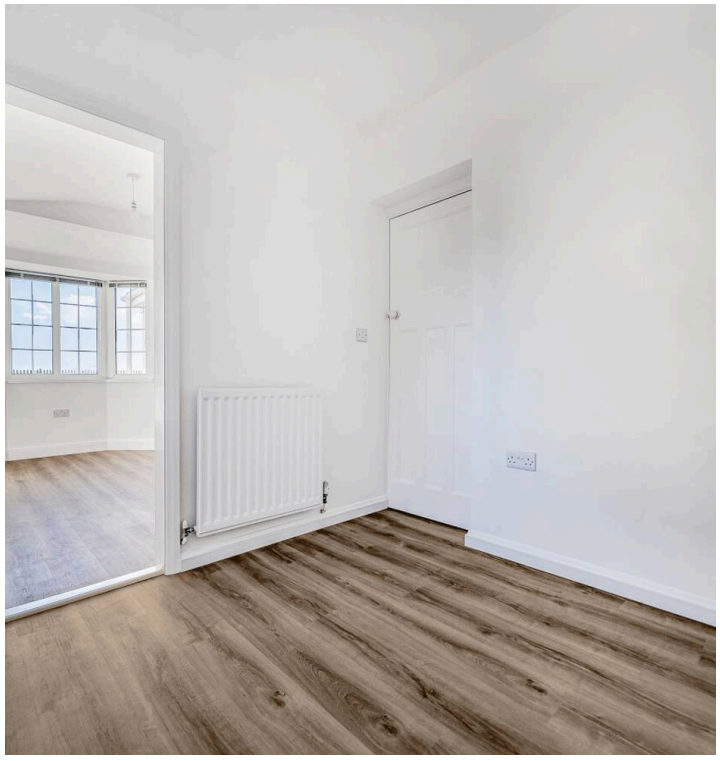
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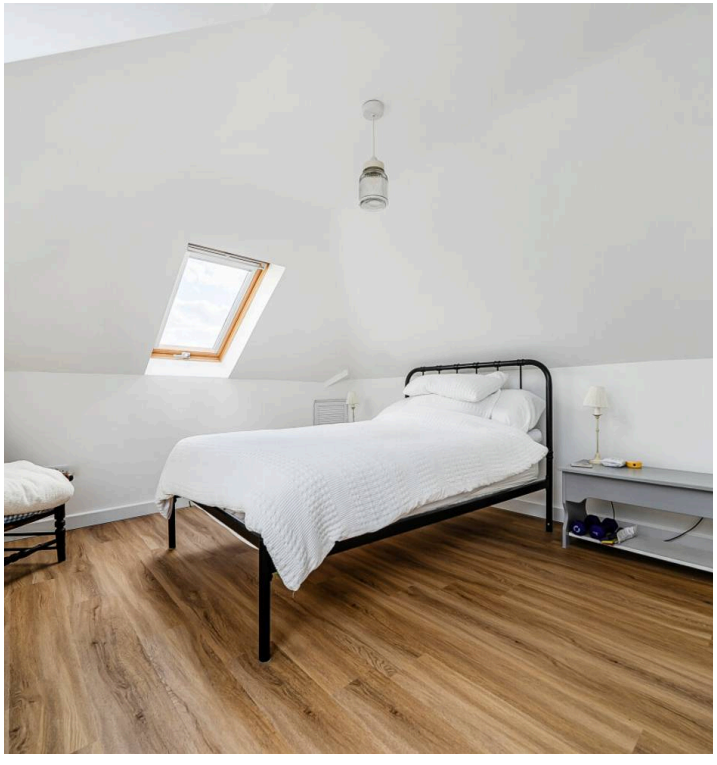
Significant updating and improvements have been undertaken since 2015, including a full re-wire and the installation of a new boiler to name but a few areas that have been taken care of, providing peace of mind. Additional practical features include a driveway and garage, offering ample off-road parking and secure storage. The property is offered to the market with no onward chain, facilitating a smooth and swift transaction for the discerning buyer. This is an opportunity to acquire a deceptive and upgraded home in a highly desirable coastal setting, combining modern comforts with the unique lifestyle benefits of a seaside location.
Council Tax band: E

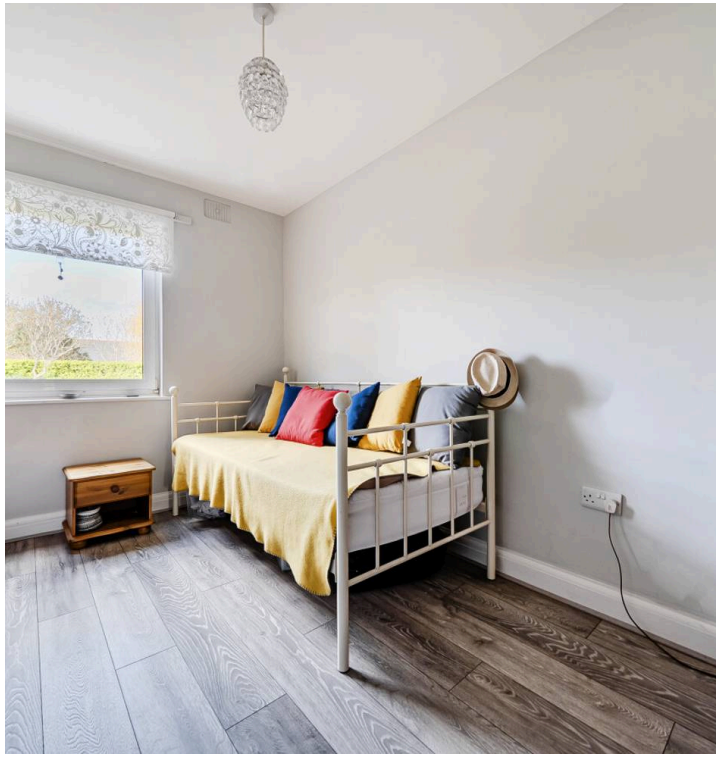
EPC Energy Efficiency Rating: D

- Beautifully presented detached chalet style home
- Flexible accommodation, currently arranged as four bedrooms
- 3 Reception rooms, 2 bathrooms & kitchen breakfast room
- Annexe possibilities having been designed to have a 2nd kitchen installed
- Cul-de-sac location with the beach a mere 25m away
- Significant updating and improvement since 2015 to include re-wire & new boiler
- No onward chain
- Driveway & garage
- View of the sea











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.