



4 James Street, Selsey, PO20 0JG

Guide Price £545,000 Freehold

 **Henry Adams**  
estate agents



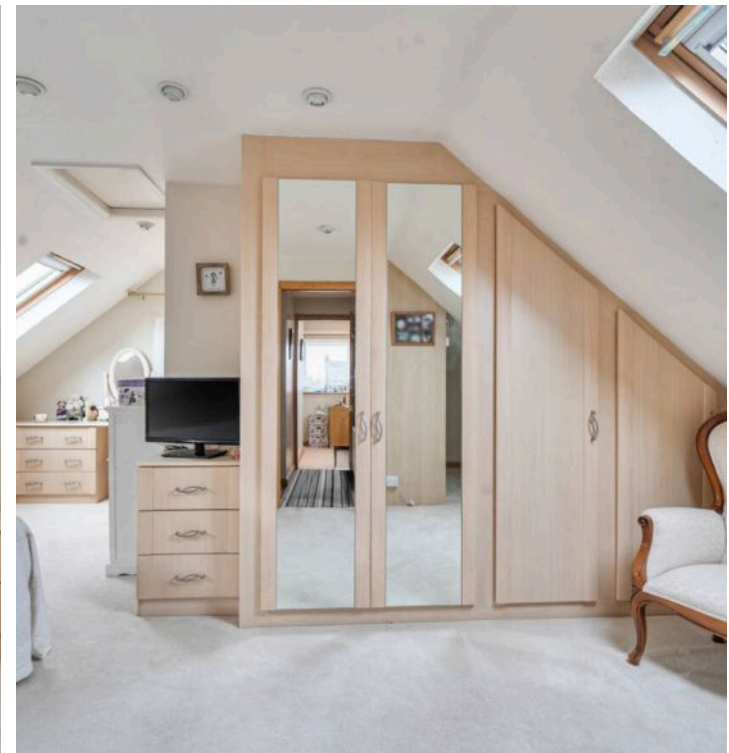
# 4 James Street

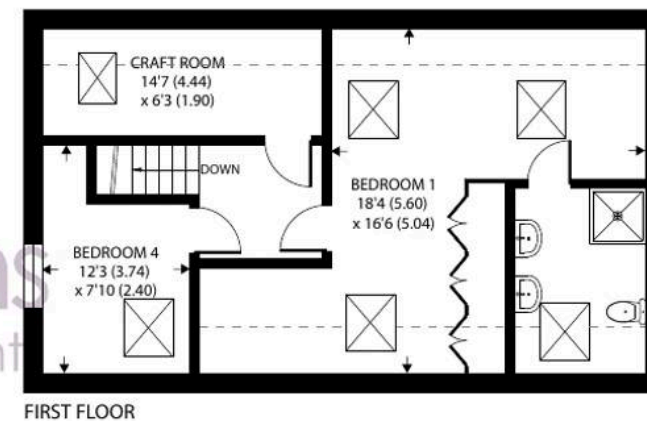
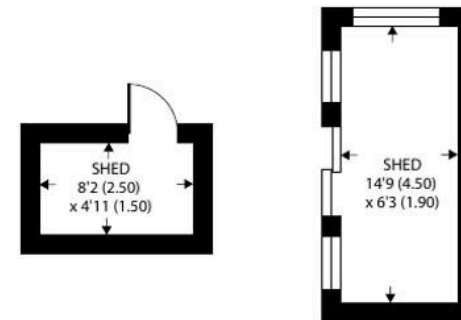
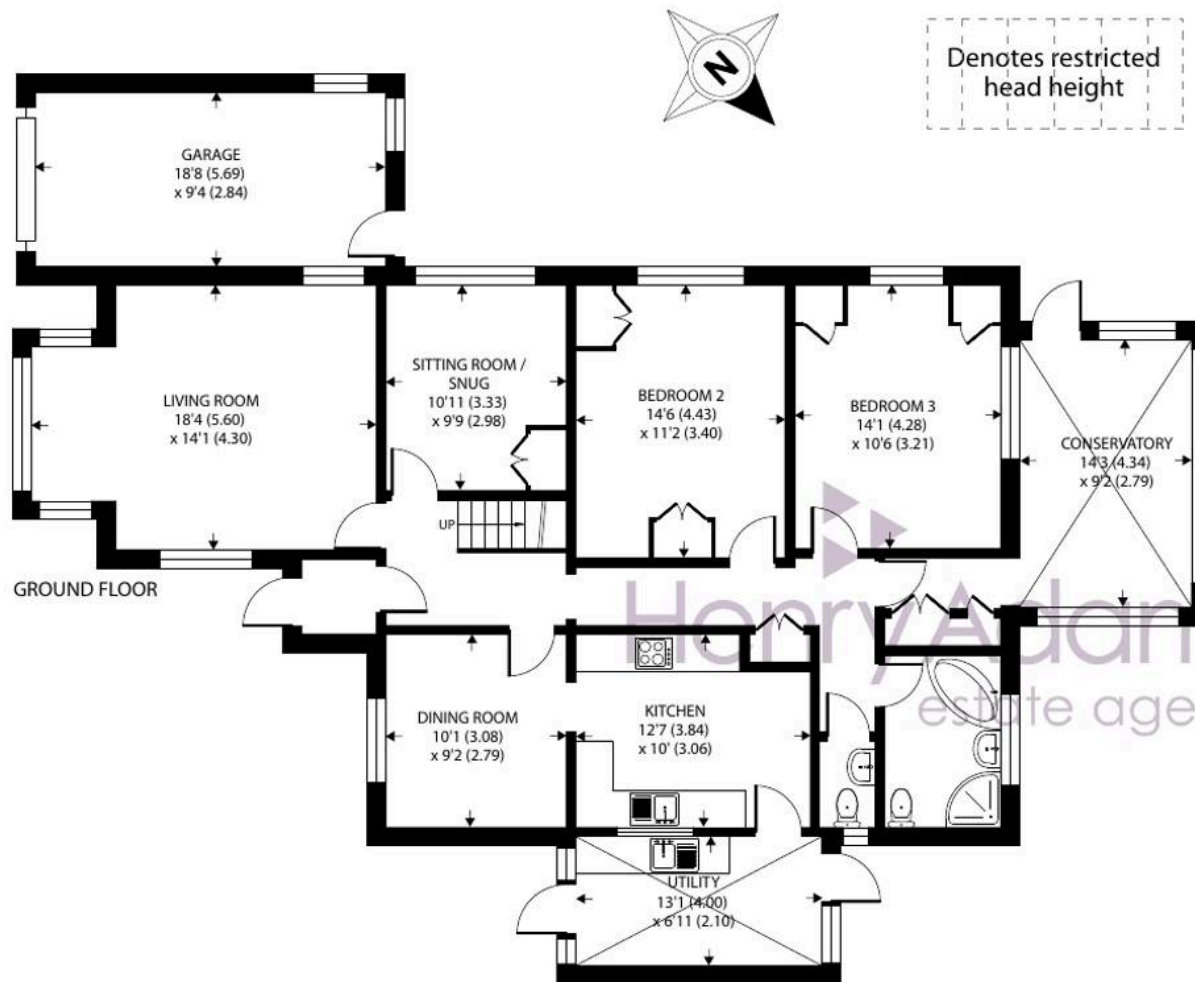
Selsey, Chichester

Positioned in a highly sought-after location just 350 metres from the beach, this deceptive 4 bedroom detached chalet bungalow of just under 2000sqft presents an exceptional opportunity for those seeking a coastal retreat. Boasting a distinctive chalet style design, this property offers a unique and spacious layout, ideal for modern family living.

Stepping inside, you are greeted by a welcoming entrance hall that leads to three reception rooms, allowing for versatile living arrangements including annexe possibilities. The well-appointed kitchen provides ample space for culinary endeavours and offers easy access to the dining area, making entertaining a breeze. With four well-appointed bedrooms, including a fifth bedroom that could alternatively function as a study or home office, as well as two elegantly finished bathrooms, this property has all the space needed to accommodate a large or growing family.

Externally, this property truly excels, with an extensive sweeping in and out driveway that provides generous parking for multiple vehicles. This feature ensures that stress-free parking will never be an issue for residents or guests. The beauty of this property extends beyond its interior, as the impressive 18ft tandem garage with power, lights and its own separate feed from the fuse box offers further convenience and storage opportunities for the homeowner.





Approximate Area = 1939 sq ft / 180.1 sq m  
 Limited Use Area(s) = 122 sq ft / 11.3 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Outbuildings = 132 sq ft / 12.2 sq m  
 Total = 2368 sq ft / 219.8 sq m

For identification only - Not to scale









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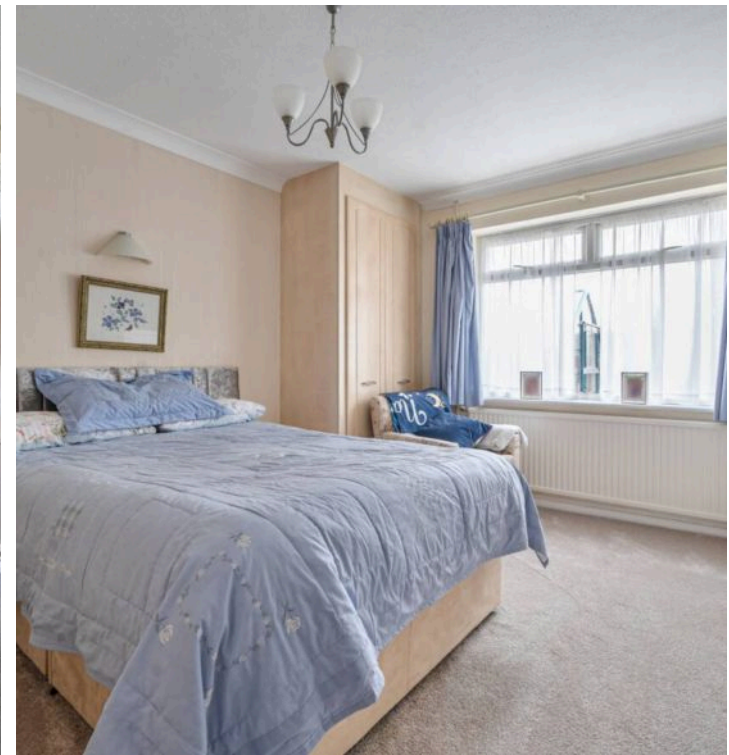
Selsey, Chichester

Boasting a serene coastal location, this property presents an unmissable opportunity for those seeking a spacious family home in close proximity to the beach. With its exceptional location and abundance of space, this property allows for a lifestyle of comfort, convenience, and tranquillity.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Detached chalet style home in desirable road
- Flexible accommodation with annexe capabilities
- 4 Bedrooms
- 3 Reception rooms
- Conservatory & Utility Room
- En-Suite To Bedroom One and Family Bathroom with Bath & Shower
- In & Out Driveway Providing Generous Parking
- Near 19ft Garage
- Located Within 350m Of The Beach











## Henry Adams - Selsey

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

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.