



34 East Street, Selsey, PO20 0BJ

Guide Price £245,000 Freehold

 **Henry Adams**  
estate agents



## 34 East Street

Selsey, Chichester

Offered for sale for the first time in 28 years and available with no onward chain, this end terraced house presents an excellent opportunity for buyers seeking a property to modernise and personalise to their own taste. The accommodation is arranged over three floors and comprises an entrance hall, a living room which opens directly to a separate dining area that provides a versatile space for both relaxation and entertaining, along with a ground floor bathroom for added convenience. The kitchen, located to the rear of the property, offers the potential for reconfiguration or extension (subject to the necessary consents) to create a modern culinary space.

On the first floor, there are three bedrooms, each with ample natural light, along with a handy shower room that complements family living. A further staircase leads to a loft room, which could be adapted as a home office, or additional bedroom (subject to the necessary consents), depending on individual requirements. The property benefits from gas central heating.

- End terraced house in need of modernisation
- Three bedroom plus loft room
- Living & dining area
- Ground floor bathroom and 1st floor shower room
- Offered for the 1st time in 28 years
- South westerly facing garden
- No onward chain
- Gas central heating
- Close proximity to the high street and amenities





Approximate Area = 1148 sq ft / 106.6 sq m

Limited Use Area(s) = 358 sq ft / 33.2 sq m

Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale







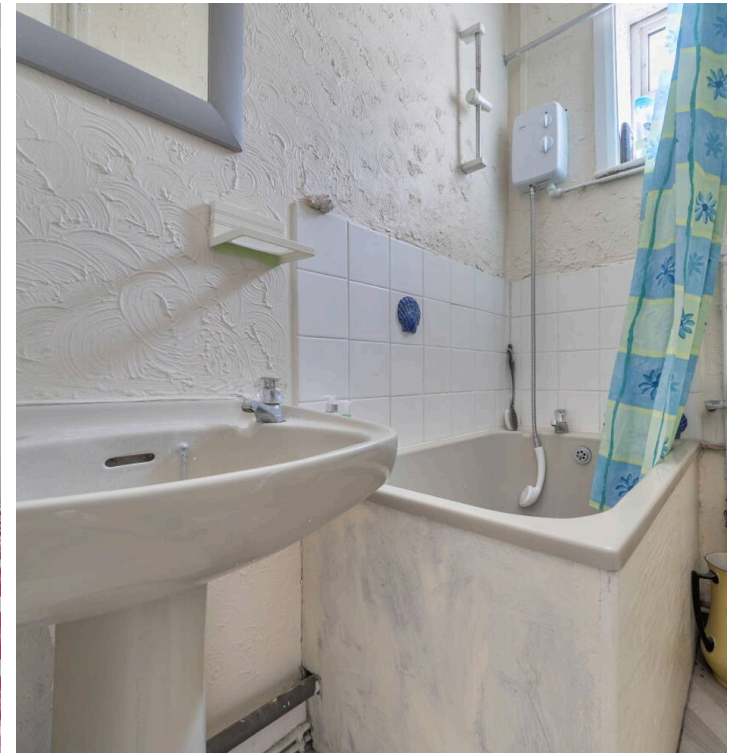


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Selsey, Chichester

Positioned in a convenient location for schools and within close proximity to the high street, providing easy access to a wide range of shops, cafes, and essential amenities. Excellent transport links to Chichester are also within reach. With its south westerly aspect, the property enjoys plenty of afternoon and evening sunlight. Early viewing is highly recommended to appreciate the full potential of this promising residence. Council Tax band: C - £2,243.91

EPC Energy Efficiency Rating: D







## 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.