



74 High Street, Selsey

Guide Price £250,000 Freehold

74 High Street

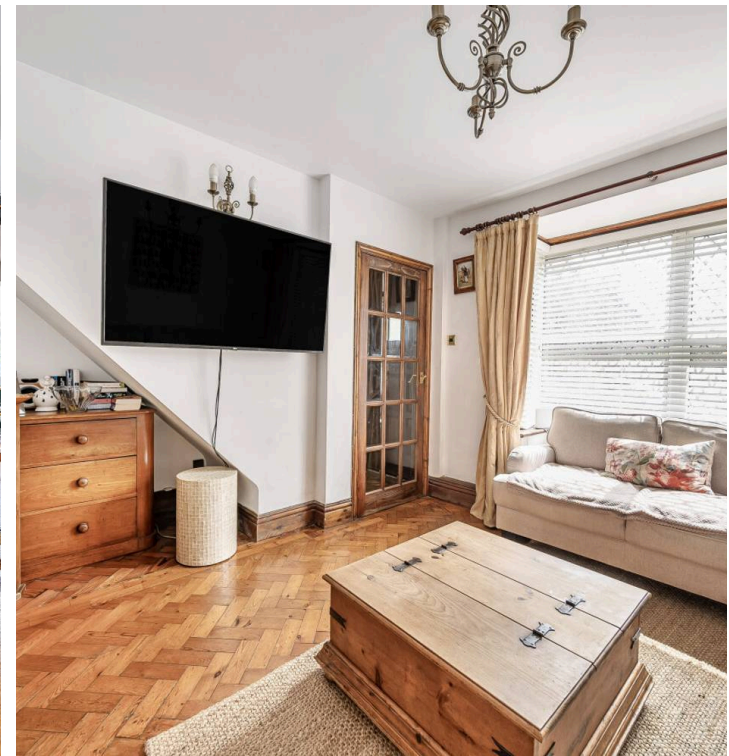
Selsey, Chichester

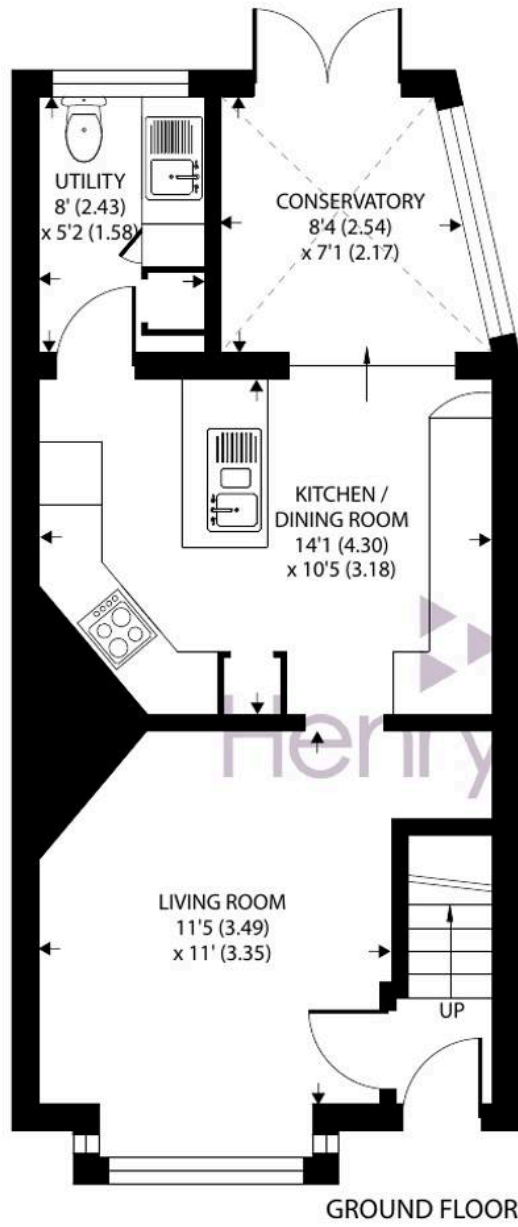
Sitting proudly within Selsey high street is this semi-detached house, dating back to circa the 1930's. Offering a blend of classic character features and modern conveniences, this property is a gem in the heart of a community.

Upon entering, one is greeted by a warm ambience that resonates throughout the home. The main floor boasts a living room that seamlessly opens to the kitchen breakfast room. Adding to the appeal of the property, a charming conservatory that offers dining space and direct access to the garden, perfect for enjoying the changing seasons in comfort and style. A separate utility/cloakroom adds a touch of practicality to the home with space for both a washing machine and tumble dryer as well as a w/c for added convenience.

Ascending the staircase, there are two double bedrooms and a shower room. The exquisite herringbone wooden flooring adds a touch of charm and warmth to the living spaces, creating an inviting atmosphere that is sure to be cherished by all who enter. Notable recent upgrades include a new roof installed approximately 3 years ago in 2022, providing peace of mind and longevity to the property. The westerly facing rear garden is a tranquil outdoor oasis, offering a private sanctuary to unwind and reconnect with nature. Located within close proximity to a wealth of amenities, including schools, shops and the bus route ensures convenience and accessibility for its residents.

Council Tax band: C - £2243.91, EPC : D





Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale





74 High Street

Selsey, Chichester

Charming semi-detached house on Selsey high street with classic features and modern upgrades. 2 beds, garden, conservatory and new roof (approx 3 yrs ago). Council Tax band: C - £2243.91

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached house built circa 1930
- Two bedrooms
- Living room and conservatory
- Kitchen and separate utility/cloakroom
- New roof approximately 3 yrs ago (2022)
- Character features such as herringbone wooden flooring
- Westerly facing rear garden





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.