



32 James Street, Selsey  
Guide Price £350,000 - Freehold

 Henry Adams  
estate agents

# 32 James Street

Selsey, Chichester

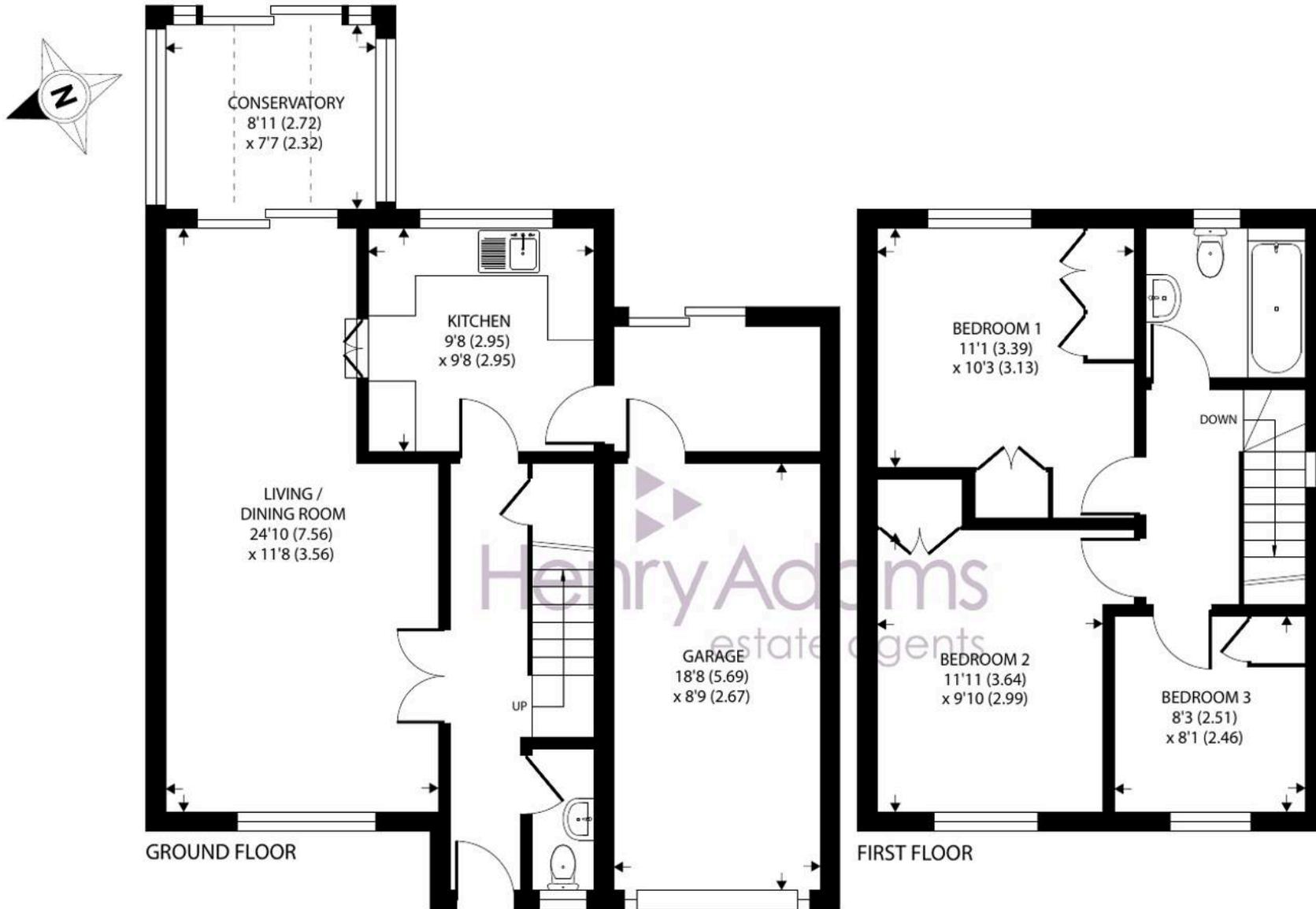
Situated in an enviable location within a mere 200 metres of the beach, this link detached house is offered with the added benefit of having no onward chain. The property boasts three bedrooms, offering ample space for a growing family or those in search of a holiday retreat by the coast.

Upon stepping inside, a living/dining room that provides a versatile space for relaxation and entertainment which leads into a conservatory. The property does require updating and modernisation throughout, providing the perfect opportunity for the new owners to put their stamp on this coastal retreat.

Convenience is key with a ground floor cloakroom offering practicality, while the first-floor bathroom completes the living arrangements. The property benefits from a corner position, offering the potential to extend (subject to the necessary consents), allowing for further enhancement to the living space & bedrooms.

Externally, the property features a driveway and a garage, ensuring ample parking provisions for residents and guests. Whether used as secure parking or additional storage space, the garage adds to the overall appeal of this attractive property.





Approximate Area = 1060 sq ft / 98.4 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1220 sq ft / 113.2 sq m

For identification only - Not to scale





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Link detached house near the beach boasts 3 bedrooms, a living/dining room, conservatory, driveway and garage. Requires updating but offers potential for extension.

Council Tax band: D - £2524.40

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Link detached house with NO onward chain
- Located within 200m of the beach
- Living/dining room & conservatory
- Updating and modernisation required throughout
- Ground floor cloakroom & 1st floor bathroom
- Corner position with scope to extend (subject to necessary consents)
- Driveway & garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## Henry Adams - Selsey

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