



22 James Street, Selsey, PO20 0JG

Guide Price £415,000 Freehold

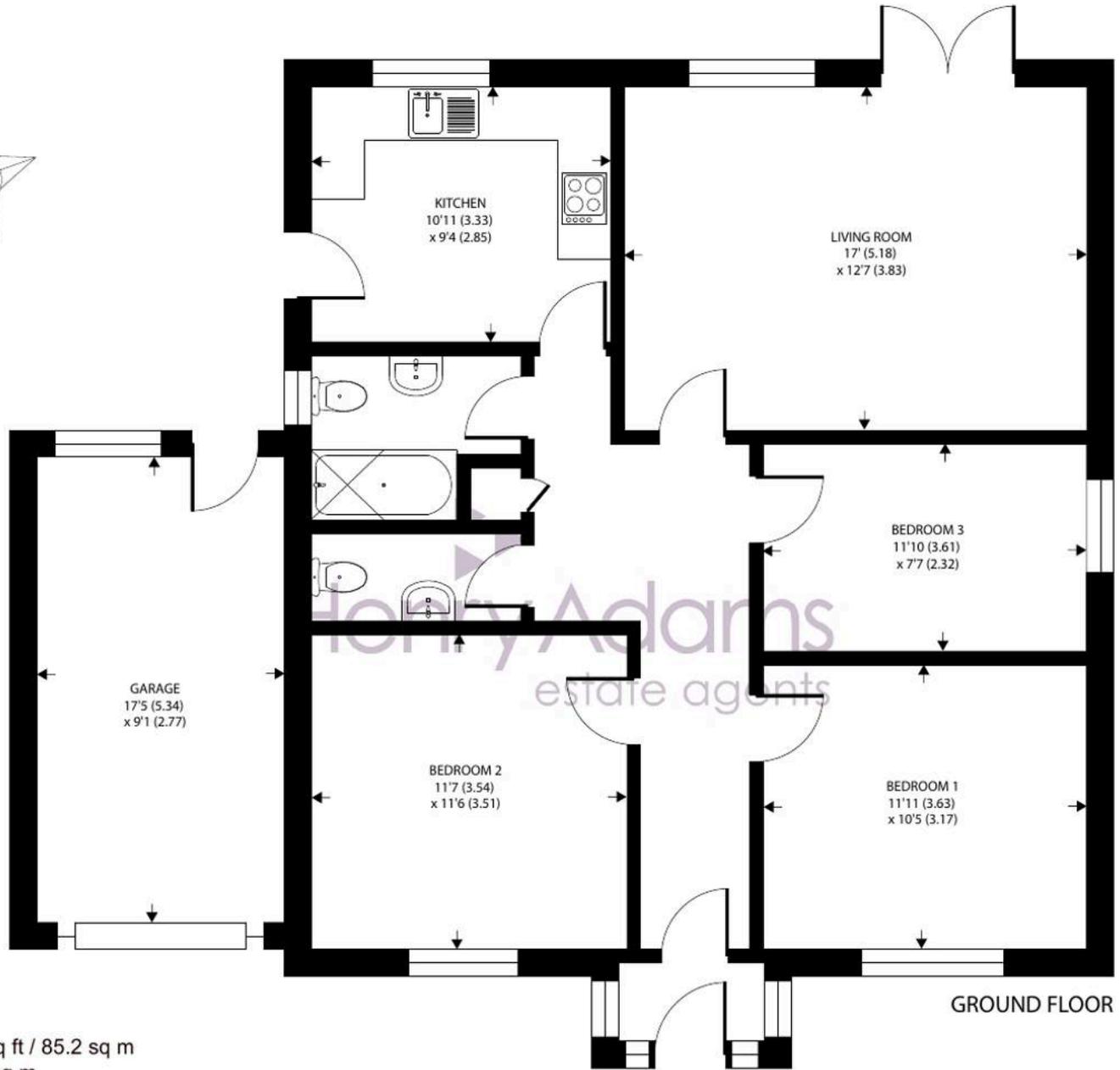
22 James Street

Selsey, Chichester

Situated on a desirable road to the east of Selsey, this detached bungalow offers an excellent opportunity for those seeking a coastal lifestyle, with the beach located approximately 200 metres away at the end of the road. The property provides well-proportioned accommodation, including three bedrooms, a family bathroom and an additional cloakroom for convenience. The southerly facing living room enjoys direct access to the garden, creating a bright and welcoming space for relaxation or entertaining. The kitchen and living areas are well presented, although some modernisation to fixtures and fittings would allow a new owner to place their own stamp on the home, and the advantage of being offered with no onward chain.

- Detached bungalow in desirable road to the East of Selsey
- Three bedrooms
- Located around 200m to the beach (located at the end of the road)
- Bathroom and additional cloakroom
- Driveway & Garage
- Southerly facing living room with direct access to the garden
- Gardens on 3 sides of the bungalow
- Well presented with some modernisation to fixtures and fittings required
- No onward chain





GROUND FLOOR

Approximate Area = 918 sq ft / 85.2 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1073 sq ft / 99.5 sq m

For identification only - Not to scale



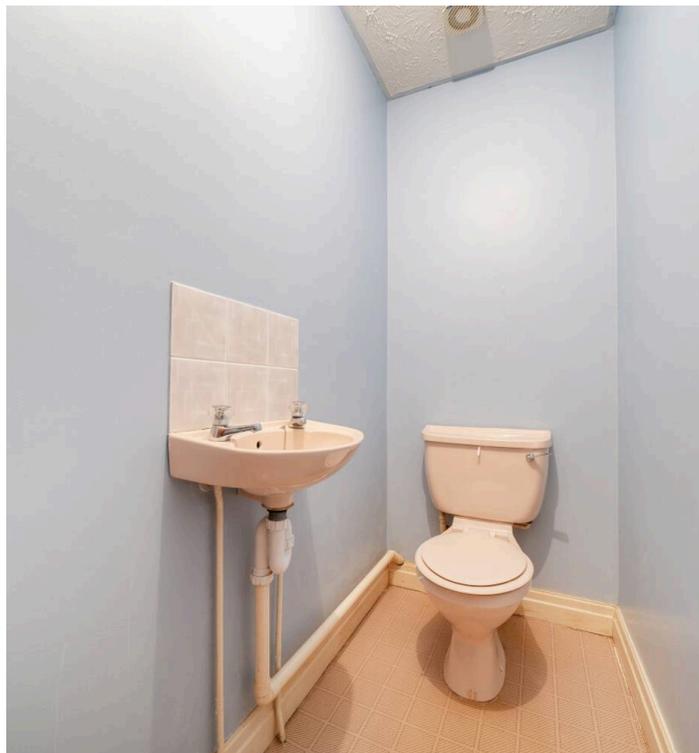
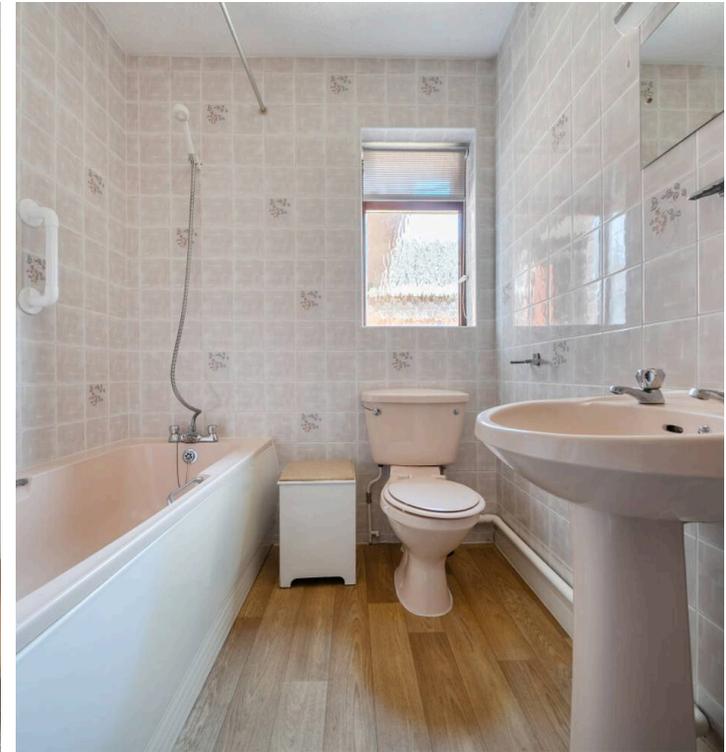


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Three sections of garden can be found on three sides of the bungalow, offering a variety of spaces for outdoor enjoyment. To the front, mature hedging provides privacy, with a lawned area and a wooden gate leading to the side garden. The side garden is mainly laid to lawn and features a section of shingle, a greenhouse and a further gate providing access to the rear section. Adjacent to the kitchen is an area of hardstanding, ideal for storage or additional seating, while a paved patio area next to the living room offers a perfect spot for alfresco dining. The remainder of the gardens are predominantly laid to lawn. The driveway leads to the garage, which is equipped with light, power and a personal door into the garden, ensuring both practicality and security for vehicles and storage alike.

EPC - C , Council Tax D - £2524.40





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.