



33b East Street, Selsey, PO20 0BN

Guide Price **£220,000** Freehold

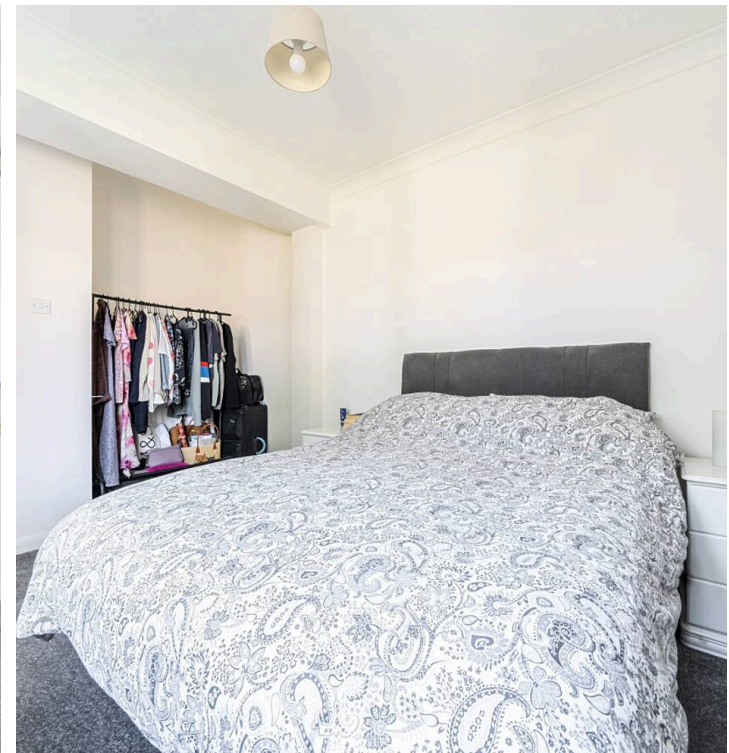
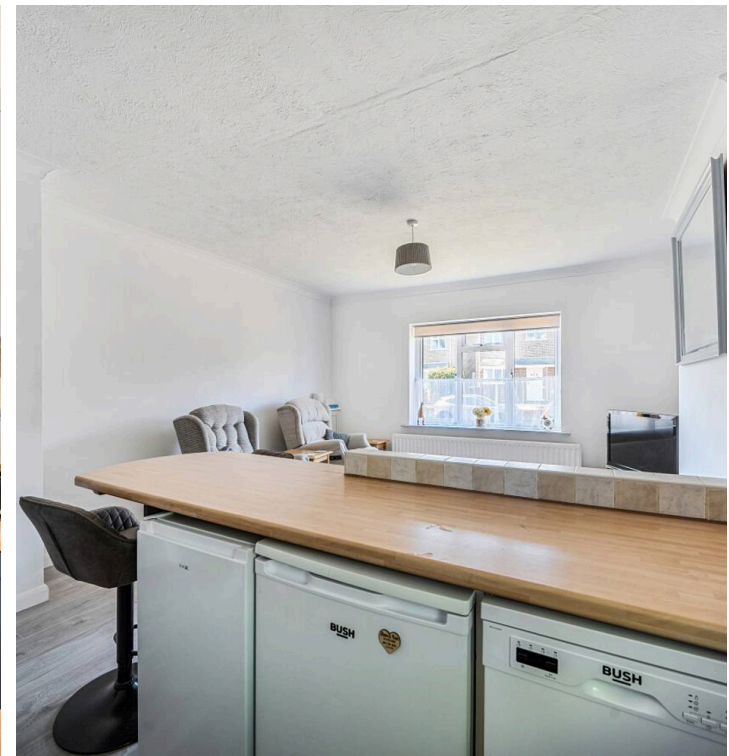
 **Henry Adams**
estate agents

33b East Street

Selsey, Chichester

Offered to the market with no onward chain, this well-presented ground floor flat provides an excellent opportunity for buyers seeking a conveniently located home. The property benefits from a share of freehold (50/50 split with the 1st floor flat), offering peace of mind and long-term security. The accommodation comprises two double bedrooms, each with ample space for furnishings and storage, making the property ideal for professionals, couples, or small families. The bright and airy living room is well-proportioned and benefits from a spacious feeling with it being open plan to the kitchen, offering flexibility for both relaxation and entertaining. The kitchen is fitted with a range of modern units and work surfaces, providing plenty of room for meal preparation and storage along with a handy breakfast bar.

- Ground Floor Flat
- Two Double Bedrooms
- Share Of Freehold
- Two parking Spaces
- Own Garden
- Close Proximity To The High Street Amenities
- Located On The Bus Route
- No Onward Chain
- Recently Updated Throughout





Denotes restricted head height



Approximate Area = 630 sq ft / 58.5 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 636 sq ft / 59 sq m

For identification only - Not to scale





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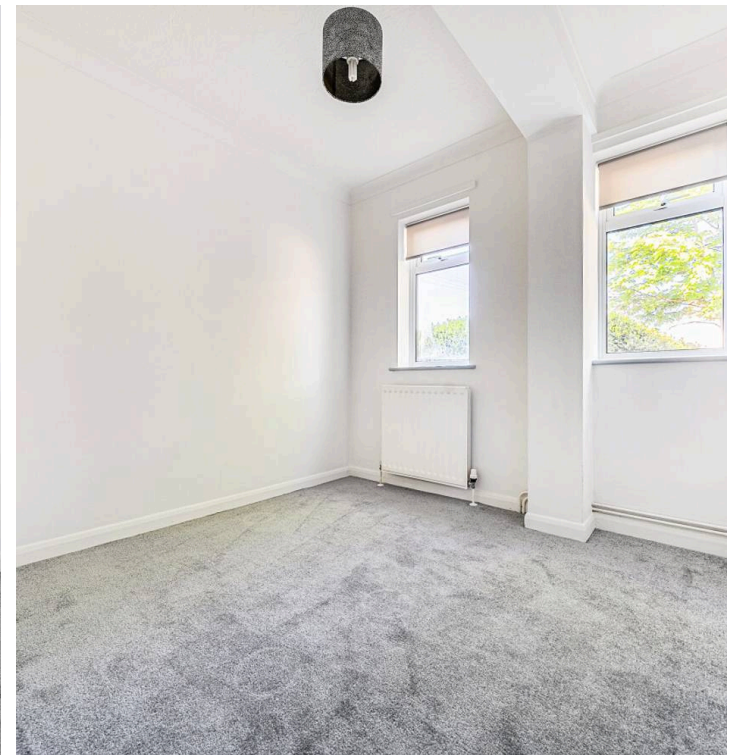
Selsey, Chichester

The flat is further enhanced by the rare advantage of two parking spaces, ensuring convenient parking for residents. Situated within close proximity to the high street, a wide range of amenities including shops, cafes, and essential services are just a short walk away, offering every-day convenience. The property is also located on a main bus route, providing excellent transport links to surrounding areas and making commuting straightforward. With its own private garden (perfect for relaxing or entertaining), this flat offers a rare combination of indoor and outdoor living space. The property is presented in good decorative order throughout, allowing buyers to move straight in with minimal work required. This attractive flat presents a fantastic opportunity for those looking to enjoy the benefits of ground floor living, with the added advantages of private parking, a share of freehold, and a sought-after location close to local amenities and transport links.

Council Tax band: A, £1,682.94

Tenure: Share of Freehold

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.