



55 East Beach Road, Selsey, PO20 0ES

Guide Price **£265,000** Freehold

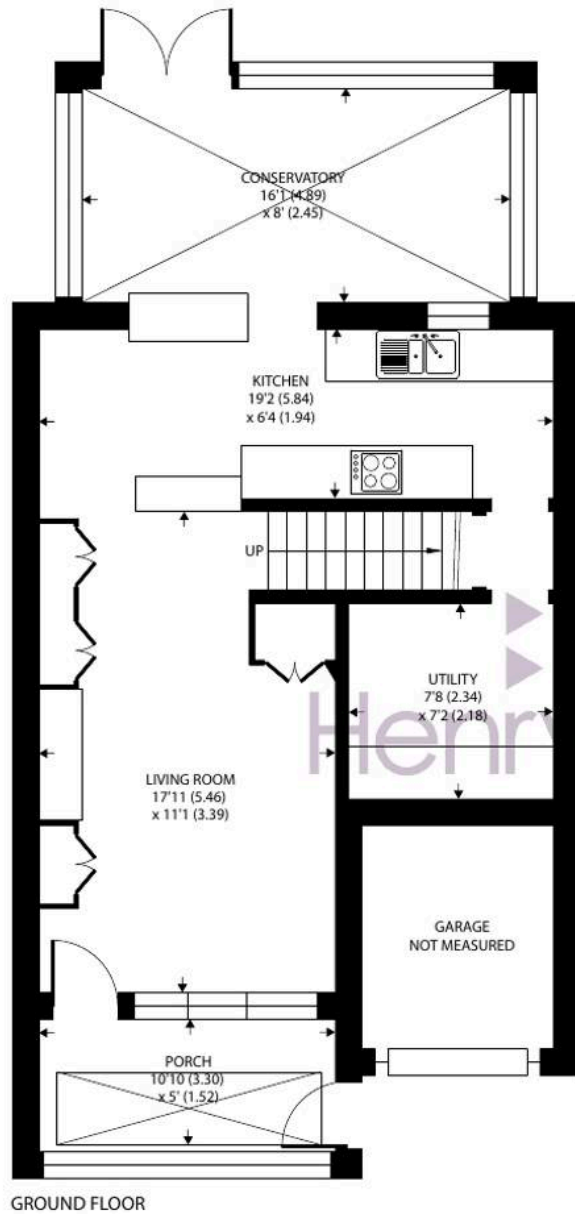
55 East Beach Road

Selsey, Chichester

This well-proportioned terrace house is offered for sale for the first time since new and presents an excellent opportunity for buyers seeking a property to update and modernise to their own taste. The accommodation includes three bedrooms, with one featuring a balcony that overlooks the duck pond and offers a sea glimpse. The ground floor comprises a living room, a kitchen breakfast room, and a utility room (part of a partial garage conversion). There is also a conservatory at the rear, providing additional living space and natural light. The property is ideally located in close proximity to the beach, a convenient bus route, and local shops, making it perfect for those seeking a coastal lifestyle. Offered with no onward chain, this home is ready for a new owner to make it their own.

- Terrace house offered for sale for the 1st time since new
- Three bedrooms, 1 with balcony
- Views of the duck pond and sea glimpse from front facing bedrooms
- Living room
- kitchen breakfast room & utility room
- Conservatory
- Updating & modernisation required
- Located in close proximity to the beach, bus route & shops
- NO onward chain





FIRST FLOOR

Approximate Area = 1140 sq ft / 105.9 sq m (excludes garage)

For identification only - Not to scale





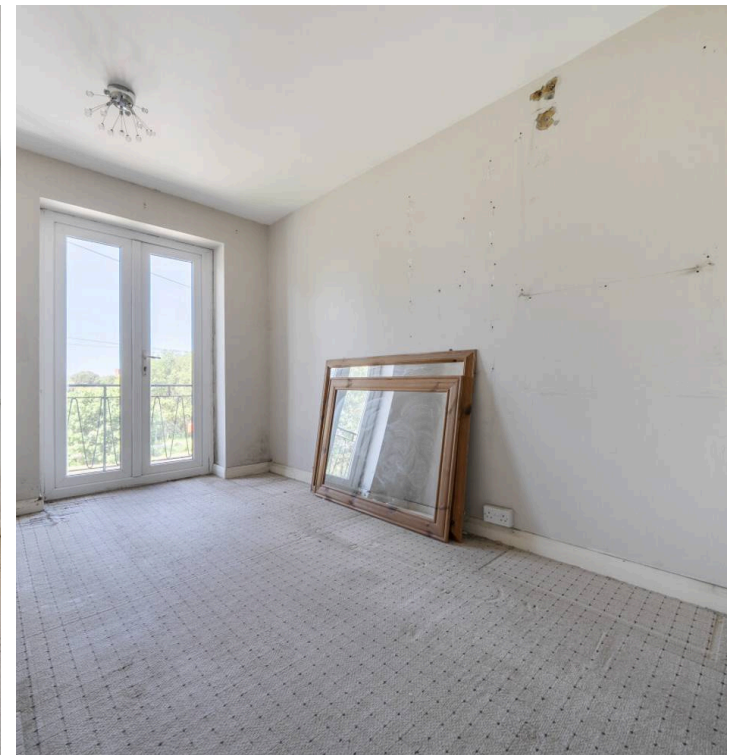
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The outside space includes a decked seating area adjacent to the conservatory (which requires replacement), and leads to the remainder of the garden. The garden itself features a level area of lawn, three wooden sheds for storage, and is enclosed by a combination of hedges and fencing, offering both privacy and security. At the front, the property benefits from off-road parking for two cars, ensuring convenience for residents and visitors alike. The garage has been partially converted to create the utility room, with the remainder providing additional storage space. This property's outdoor areas offer plenty of potential for landscaping and enhancement too, making it an appealing choice for buyers looking to create their ideal garden retreat.

Council Tax band: C £2,243.91

EPC Energy Efficiency Rating: D





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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.