



106 East Street, Selsey

Guide Price £365,000 Freehold

 **Henry Adams**
estate agents

106 East Street

Selsey, Chichester

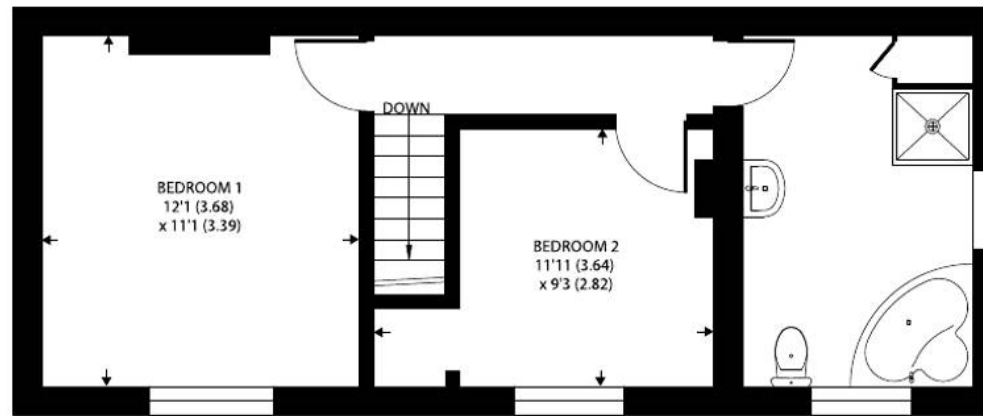
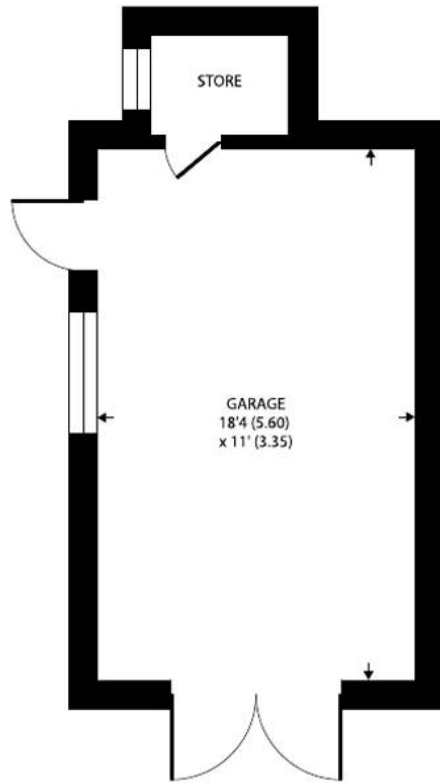
This charming two bedroom semi-detached house is offered to the market with no forward chain and presents an excellent opportunity for buyers seeking a spacious and characterful home. The property boasts three versatile reception rooms, providing ample space for both formal entertaining and relaxed family living. A large utility room offers practical storage and laundry solutions, while the well-appointed bathroom features both a bath and a separate shower for added convenience.

The home retains a wealth of character features throughout, blending period charm with modern comforts. The substantial garage comes complete with an inspection pit and additional store, ideal for car enthusiasts or those needing extra workspace. The south-westerly aspect at the rear ensures the property is filled with natural light in the afternoons and evenings, creating a warm and inviting atmosphere.

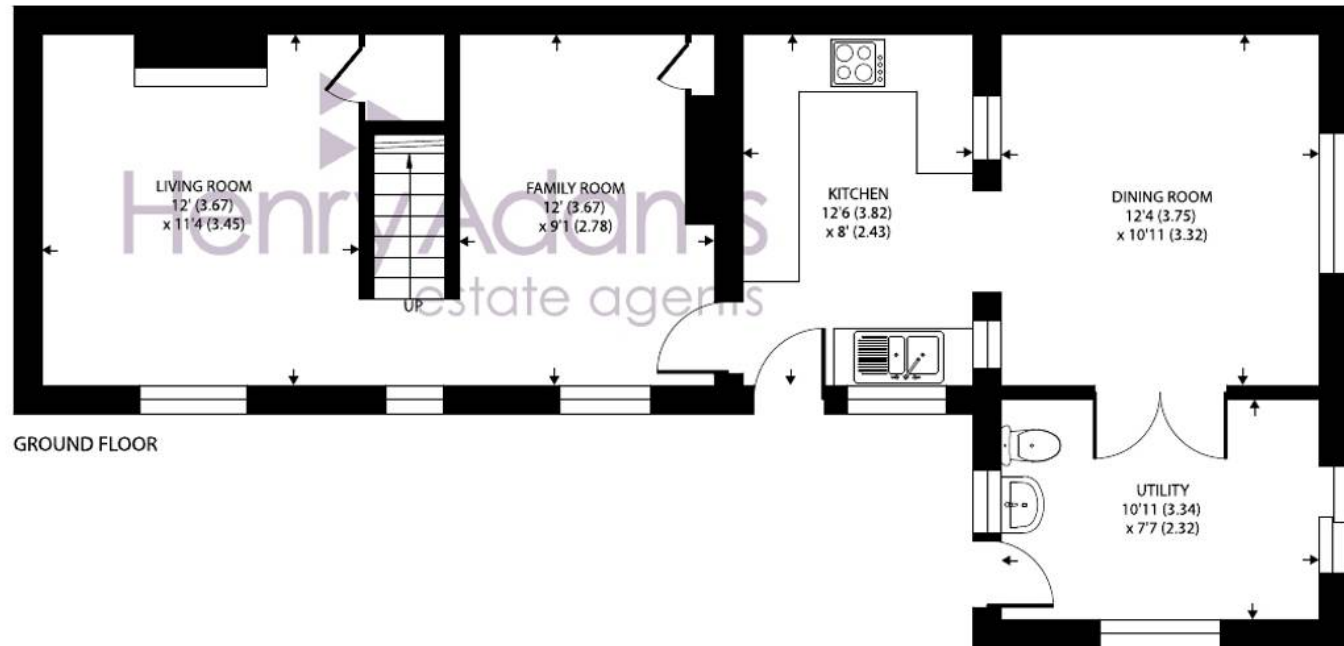
Situated in a sought-after location with excellent access to local amenities, this property represents a rare find for those looking for a blend of space, style, and convenience. Early viewing is highly recommended to appreciate all that this delightful home has to offer. Council Tax band: D

EPC Energy Efficiency Rating: D





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1017 sq ft / 94.4 sq m
Garage = 221 sq ft / 20.5 sq m
Total = 1238 sq ft / 114.9 sq m

For identification only - Not to scale





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Charming two bedroom semi, three receptions, large utility, garage with inspection pit, period features, south-west garden, no chain, near amenities. Council Tax Band

- D. EPC Rating - D.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedroom Semi-Detached House
- No Forward Chain
- Three Reception Rooms
- Large Utility Room
- Large Bathroom with Separate Shower
- Garage with Inspection Pit and Store
- Character Features Throughout
- South-Westerly Facing Rear Garden





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.