



49 East Street, Selsey

Guide Price £310,000

# 49 East Street

Selsey, Chichester

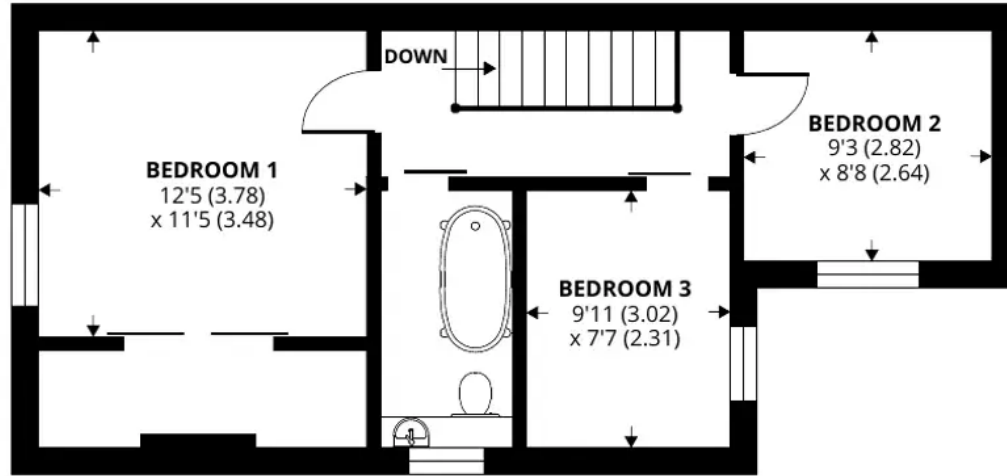
Located in close proximity to the high street, primary school and on the bus route is this semi detached period home that has been significantly updated over the course of the last 17 months to include new kitchen with integrated appliances, new bathrooms and fully redecorated throughout to include new flooring, EPC-D Council tax-C

Sitting in a slightly elevated position, the property is approached over a footpath to the front with double glazed front door opening to a handy entrance porch that in turn provides access into the entrance hall. Once inside, the ground floor accommodation comprises: living room, kitchen breakfast room with island/breakfast bar, dining room and rear lobby with doors into a ground shower room and the garden. Heading to the 1st floor there are 3 double bedrooms along with a bathroom and the main bedroom enjoying a walk in wardrobe.

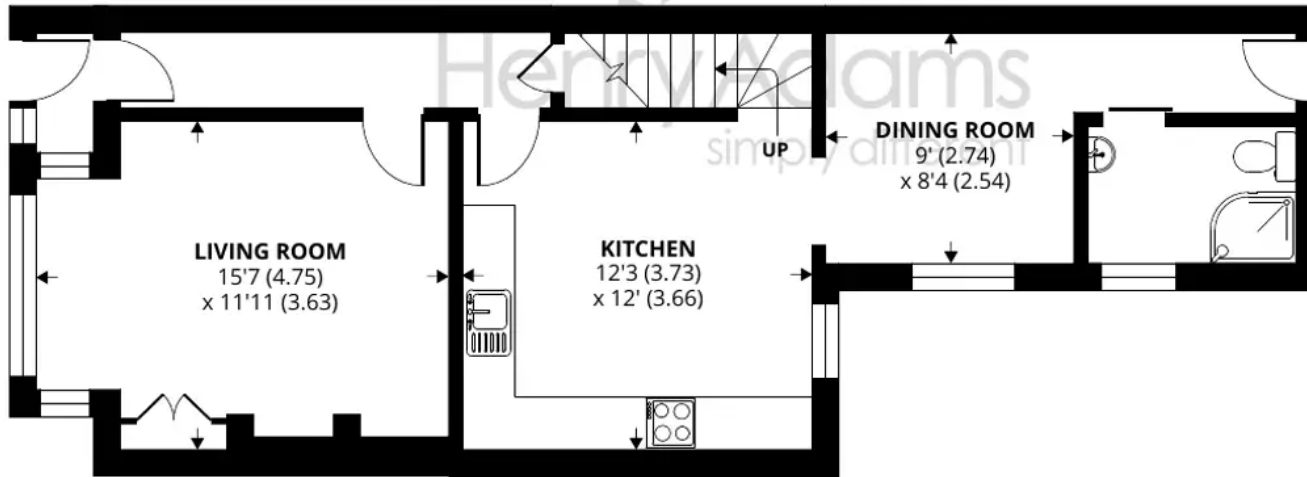
Council Tax: C, Freehold, EPC: D

- Two Reception Rooms
- Three Double Bedrooms
- On Street Parking
- Period Property
- Front and Rear Gardens
- Two Bathrooms
- Close To Schools, Bus Route And High Street
- Having Been Updated Over The Last Year and a Half





FIRST FLOOR



GROUND FLOOR

## 49 East Street

Approximate Area = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1018553



## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.