

High Street, Selsey

ASKING PRICE OF £160,000



- **Top Floor Purpose Built One Bedroom Flat**
- **No Ongoing Chain**
- **Highly Sought After Position In Selsey**
- **Outside Patio Garden**
- **Leasehold**



This delightful first-floor flat, located on the bustling High Street of Selsey, offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property boasts a practical layout and a range of desirable features, ensuring comfortable and convenient living. Enjoy the added privacy and convenience of your own entrance, ensuring minimal disturbance from neighbours.

A long hallway welcomes you into the flat, providing a sense of space and separation between the living areas and the entrance. The heart of the home is the generous open-plan living room and kitchen area, this space is perfect for both relaxing and entertaining. The kitchen is well-equipped with modern appliances and ample counter space. The bedroom is a good-sized double room, offering plenty of space for a bed, wardrobes, and additional furniture. A standout feature of this flat is the private patio, ideal for outdoor dining, gardening, or simply enjoying some fresh air.

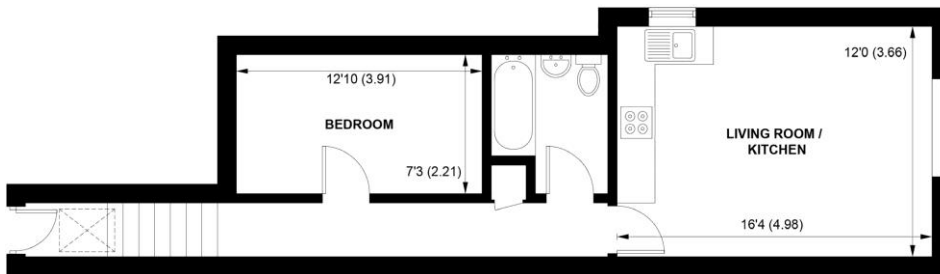
Situated on High Street, Selsey, this flat benefits from close proximity to local shops, cafes, and amenities. The coastal town of Selsey offers a charming community feel, with beautiful beaches and scenic walks just a short distance away. Excellent transport links provide easy access to nearby Chichester City.



## Picture this...

Why not take a short ride into town and really soak up Selsey's charming coastal atmosphere by exploring the wide range of cafes, restaurants, and local shops on offer?

This town is known for its welcoming community and seaside lifestyle. Alternatively, just imagine taking a short stroll around the corner to the popular array of gastro pubs, treating yourself to a couple of drinks and a delicious, cooked meal.



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 437 SQ FT / 40.6 SQ M

## Accommodation

### FIRST FLOOR FLAT

HALLWAY

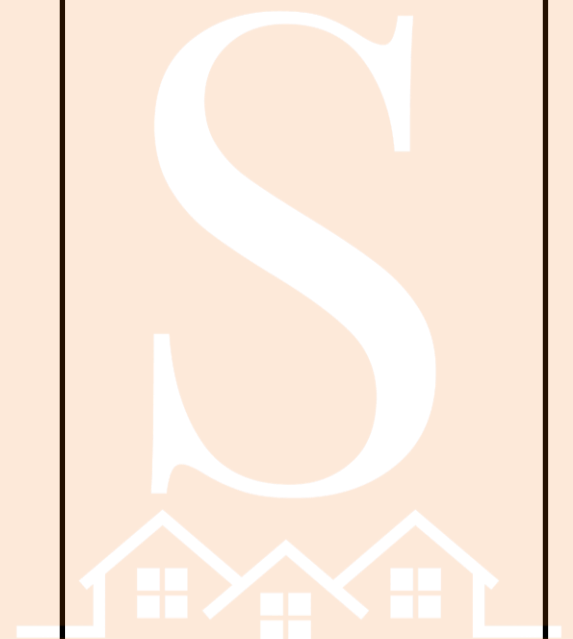
LIVING ROOM / KITCHEN  
16' 4" x 12' 0" (4.98m x 3.66m)

BEDROOM  
12' 10" x 7' 3" (3.91m x 2.21m)

BATHROOM

### OUTSIDE

PATIO GARDEN





## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Solomons Estate Agents

**01243 624 637**

[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

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