



22 James Street, Selsey, PO20 0JG

Guide Price £415,000 Freehold

 Henry Adams  
estate agents

## 22 James Street

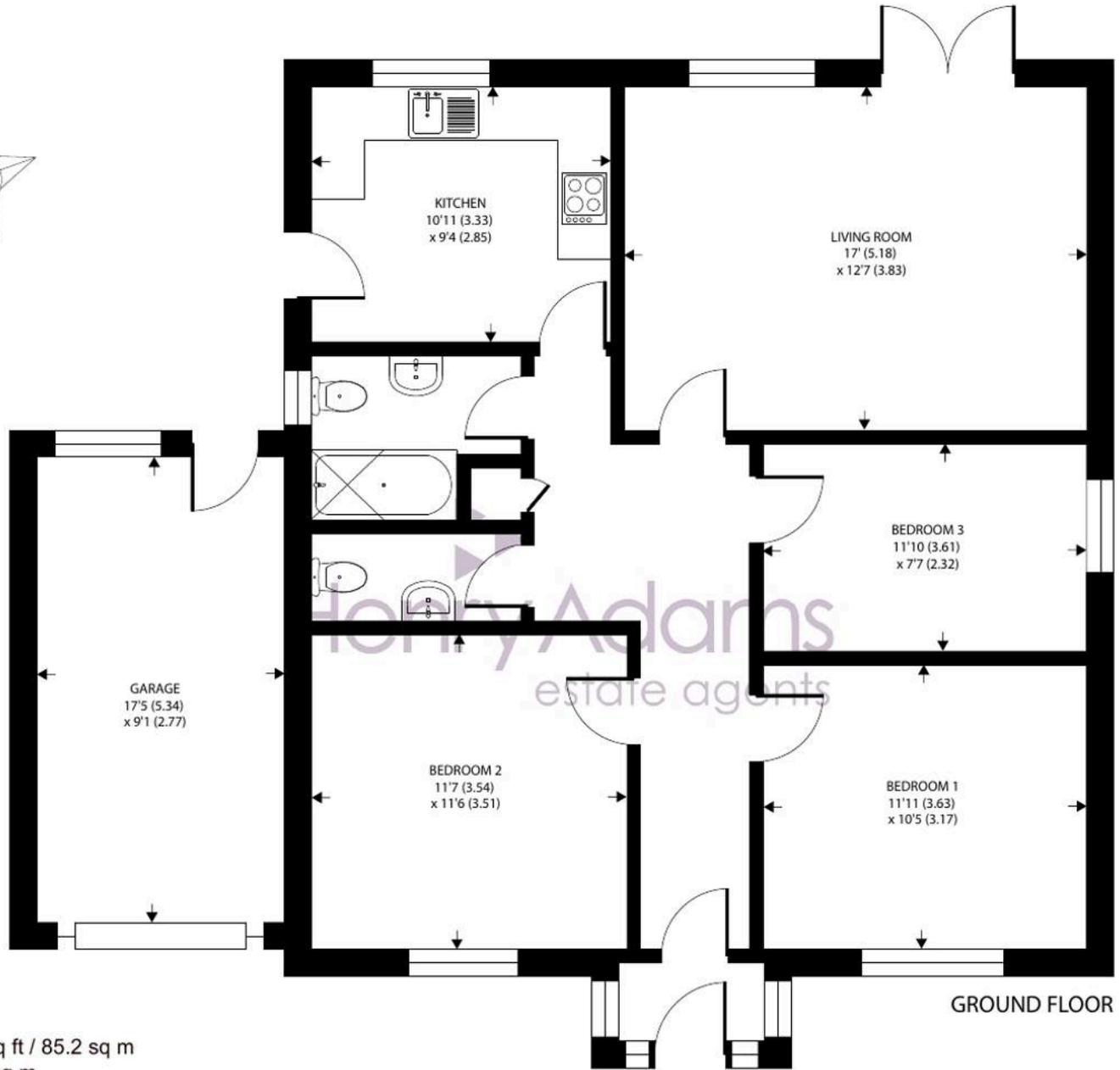
Selsey, Chichester

Situated on a desirable road to the east of Selsey, this detached bungalow offers an excellent opportunity for those seeking a coastal lifestyle, with the beach located approximately 200 metres away at the end of the road. The property provides well-proportioned accommodation, including three bedrooms, a family bathroom and an additional cloakroom for convenience. The southerly facing living room enjoys direct access to the garden, creating a bright and welcoming space for relaxation or entertaining. The kitchen and living areas are well presented, although some modernisation to fixtures and fittings would allow a new owner to place their own stamp on the home, and the advantage of being offered with no onward chain.



- Detached bungalow in desirable road to the East of Selsey
- Three bedrooms
- Located around 200m to the beach ( located at the end of the road )
- Bathroom and additional cloakroom
- Driveway & Garage
- Southerly facing living room with direct access to the garden
- Gardens on 3 sides of the bungalow
- Well presented with some modernisation to fixtures and fittings required
- No onward chain





GROUND FLOOR

Approximate Area = 918 sq ft / 85.2 sq m  
Garage = 155 sq ft / 14.3 sq m  
Total = 1073 sq ft / 99.5 sq m

For identification only - Not to scale

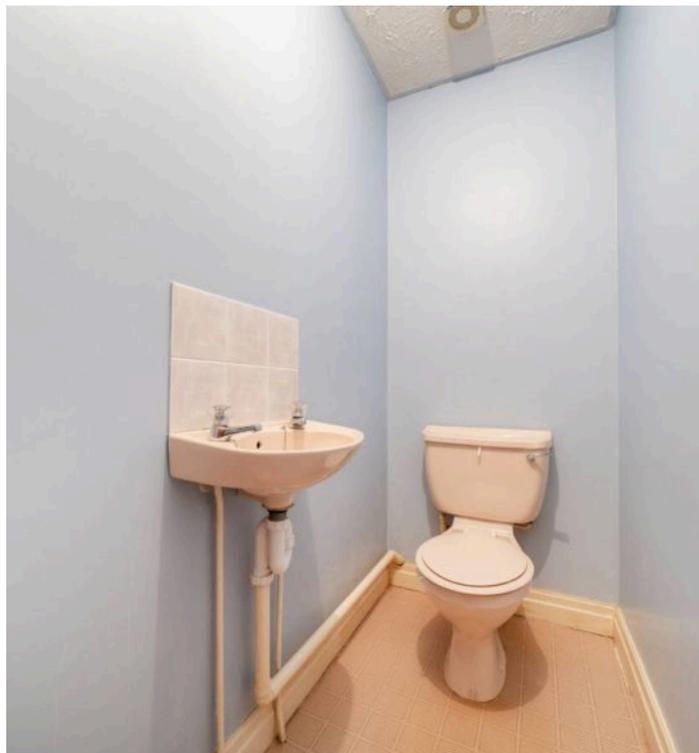




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Selsey, Chichester

Three sections of garden can be found on three sides of the bungalow, offering a variety of spaces for outdoor enjoyment. To the front, mature hedging provides privacy, with a lawned area and a wooden gate leading to the side garden. The side garden is mainly laid to lawn and features a section of shingle, a greenhouse and a further gate providing access to the rear section. Adjacent to the kitchen is an area of hardstanding, ideal for storage or additional seating, while a paved patio area next to the living room offers a perfect spot for alfresco dining. The remainder of the gardens are predominantly laid to lawn. The driveway leads to the garage, which is equipped with light, power and a personal door into the garden, ensuring both practicality and security for vehicles and storage alike.





## Henry Adams - Selsey

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