



Flat 1, 85 Manor Road, Selsey, PO20 0SG

Guide Price £175,000 Share Of Freehold

# Flat 1

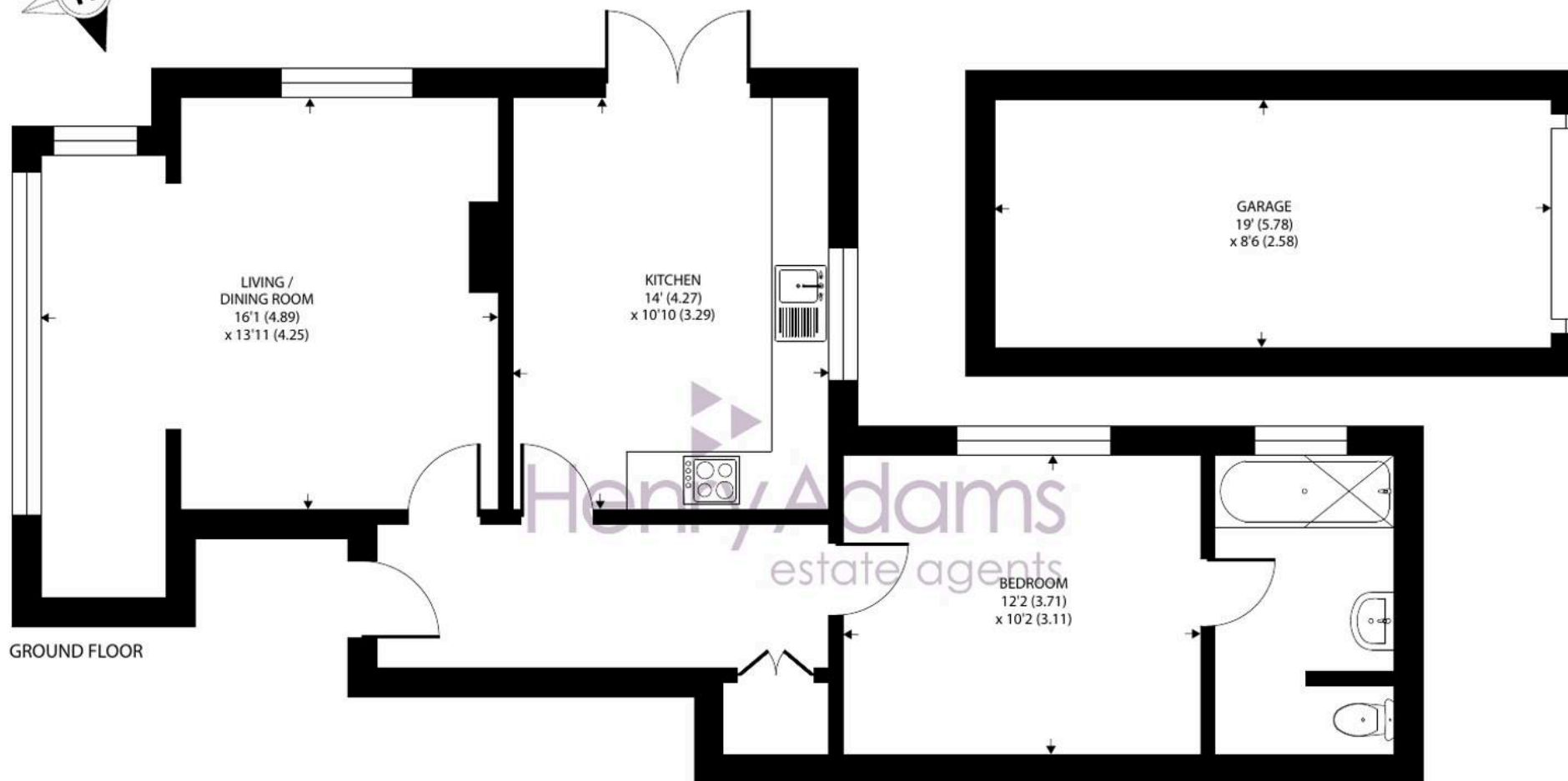
85 Manor Road, Chichester

This spacious ground floor flat forms part of a period building which dates back to the 1860's and we believe in it's history has at one time been used as 'The Old Bays' boys school and offers a blend of character features and modern convenience.

Stepping inside, you are greeted by an entrance hall that leads the principal rooms which comprise of a living room, kitchen breakfast room and double bedroom. The living room measures 16ft by 14ft and features high ceilings, dual aspect sash windows which flood the room with light, feature fireplace & deep skirtings. The kitchen/breakfast room is well-appointed with space for a dining table, integrated dishwasher and door to the communal gardens making it perfect for both every-day meals and entertaining guests.

The bathroom is en-suite the double bedroom a features a bath with shower over, w/c and wash hand basin. Residents benefit from the convenience of a garage, providing secure storage and peace of mind. The property also enjoys use of communal gardens on 3 sides on the building. Located to the North of Selsey with local shops, bus route and the beach in close proximity. A rarity for flats, the property also offers off road parking for 1 car. Offered to the market with no onward chain, the property in our view would make an ideal opportunity for both first-time buyers and investors.





Approximate Area = 671 sq ft / 62.3 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 832 sq ft / 77.2 sq m

For identification only - Not to scale





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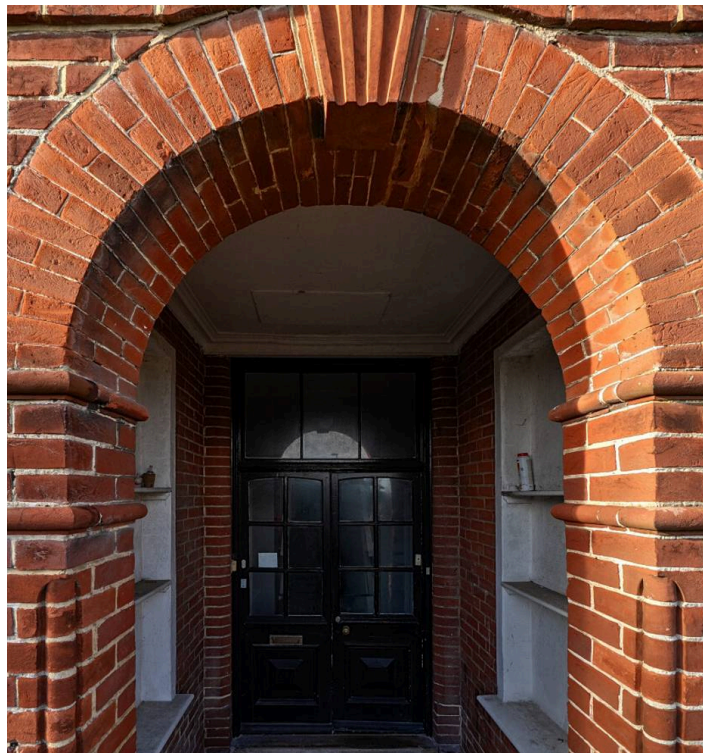
Spacious ground floor flat in period building with high ceilings, modern kitchen, en-suite, garage, parking and communal gardens. Close to shops, beach, and transport. No onward chain.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Spacious ground floor flat
- Generous double bedroom
- 16' x 14' living room
- Kitchen/breakfast room
- Character features such as high ceilings & skirtings
- Bathroom
- Period House With Period Features
- Communal Gardens
- Parking and Garage
- No onward chain





## 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.