

22a Church Road, Selsey, PO20 0LS

Offers Over £220,000 Leasehold with a 50% share of the freehold

Henry Adams estate agents

22a Church Road

Selsey, Chichester

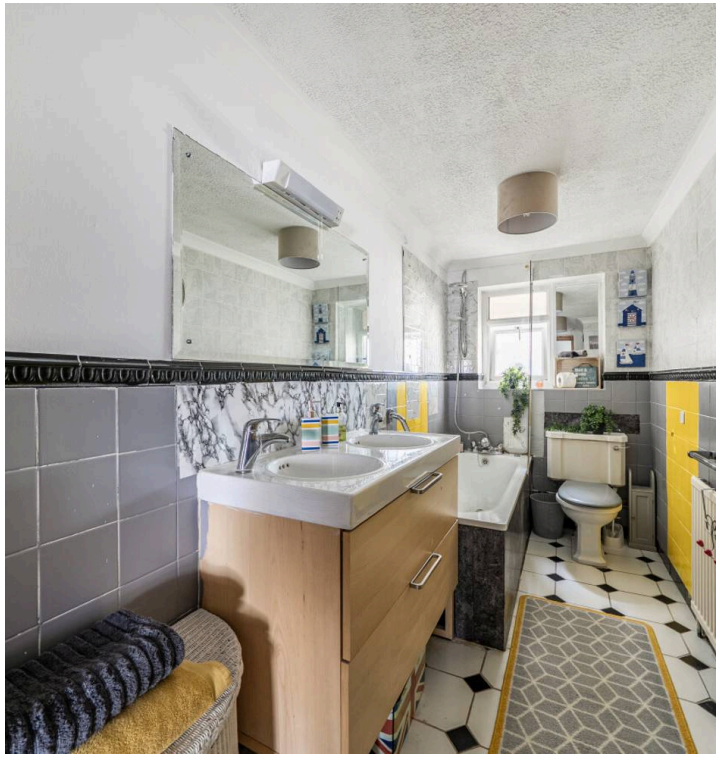
Presenting a ground floor flat offering a 50% share of the freehold, ideally situated for convenient access to local amenities and transport links. This thoughtfully laid out property features two bedrooms, making it suitable for a range of buyers, including first-time purchasers, downsizers, or investors. The living space is bright and versatile, providing a comfortable area for relaxation and entertaining, with direct access to the south facing rear garden (perfect for those who appreciate an easy indoor-outdoor flow).

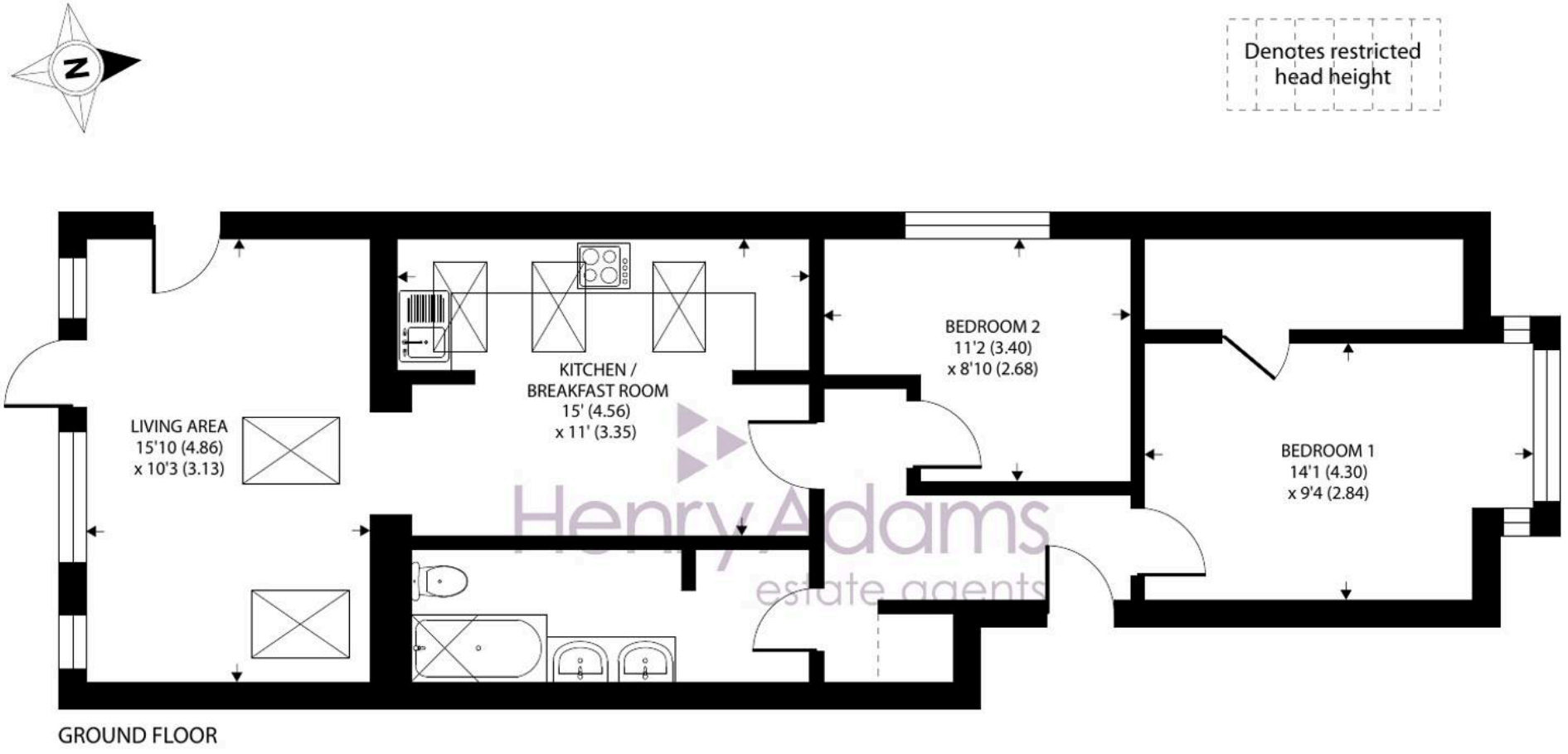
- Ground floor flat
- 50% share of the freehold
- Two bedrooms
- Living space with direct access to the garden
- kitchen breakfast room
- No onward chain
- South facing rear garden
- Located on the bus route
- Gas central heating











GROUND FLOOR

Approximate Area = 756 sq ft / 70.2 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Total = 764 sq ft / 70.9 sq m

For identification only - Not to scale









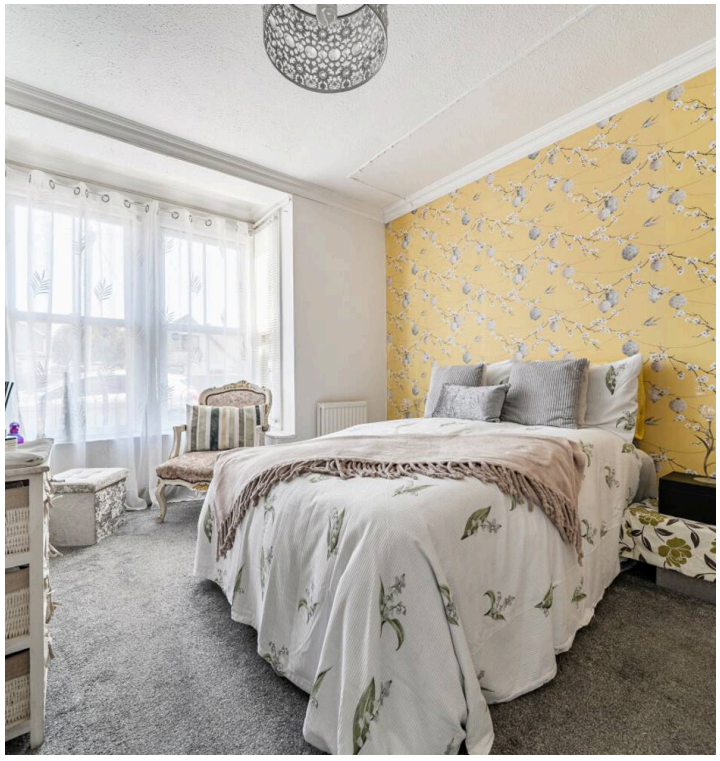
22a Church Road

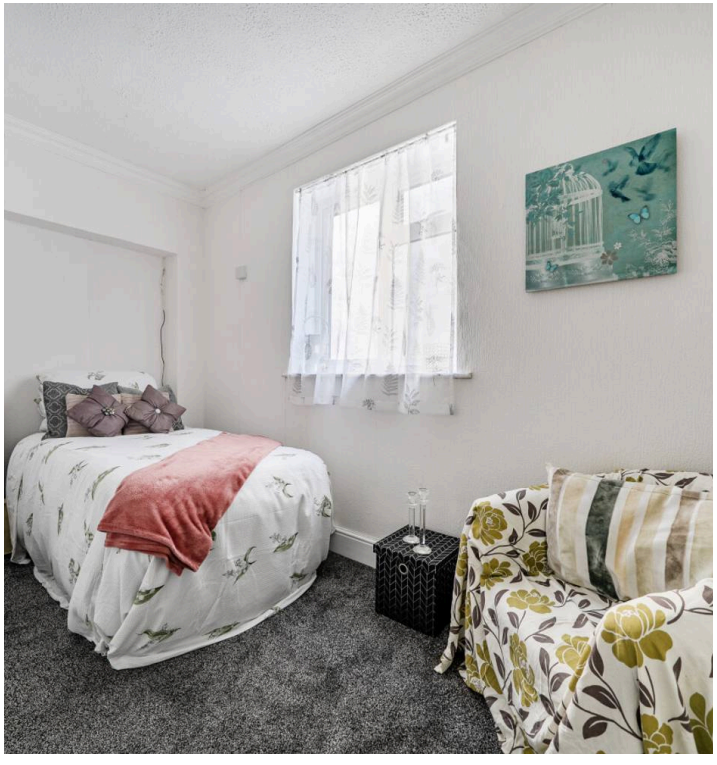
Selsey, Chichester

The separate kitchen breakfast room is spacious and practical, offering ample worktop and storage space, as well as room for a breakfast table, making it an inviting spot for casual dining or morning coffee. The flat benefits from gas central heating. This property is offered to the market with no onward chain, allowing for a straightforward and speedy transaction. Located on a popular bus route, the flat provides excellent connectivity to the surrounding area, including local shops, cafes, and further transport options. The south-facing aspect to the rear ensures an abundance of natural light in the living areas, creating a bright and uplifting atmosphere throughout the day.
Council Tax band: A - £1,682.94

EPC Energy Efficiency Rating: E











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.