















## AT A GLANCE

-  1 bedroom
-  Ground floor flat
-  Fully renovated
-  Modern fitted kitchen
-  Wooden flooring throughout
-  Bathroom
-  Living room
-  Off road parking
-  Conveniently located
-  Guide price - £172,000







## ABOUT THE PROPERTY

This beautifully renovated flat exudes modern charm and comfort. The entire space has been transformed into a light and airy haven, perfect for relaxation.

As you step inside, you'll be greeted by a stylish open plan living and kitchen area. The kitchen is contemporary, featuring sleek fittings and integrated appliances such as an oven, induction hob, and extractor. There's also plenty of space and plumbing available for your other appliances.

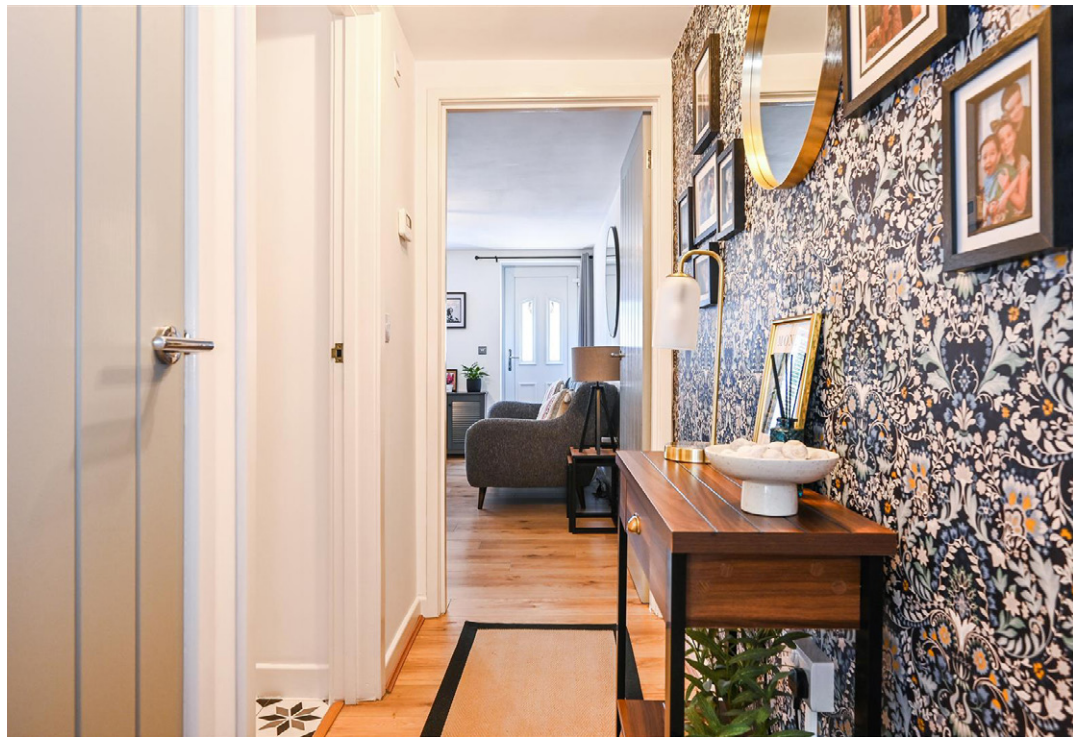
The main living areas boast solid wooden flooring, adding a touch of warmth and elegance. In the bathroom, you'll find tasteful tiles that contribute to a clean and fresh aesthetic. The bathroom suite includes a vanity unit sink surround, a heated towel rail, a toilet, and a bath with mixer taps.

The double bedroom is a spacious retreat, with its airy atmosphere, it provides a peaceful escape.

In summary, this property offers a delightful living experience and is the perfect choice for those seeking a stylish and inviting home that has been thoughtfully renovated with attention to detail.



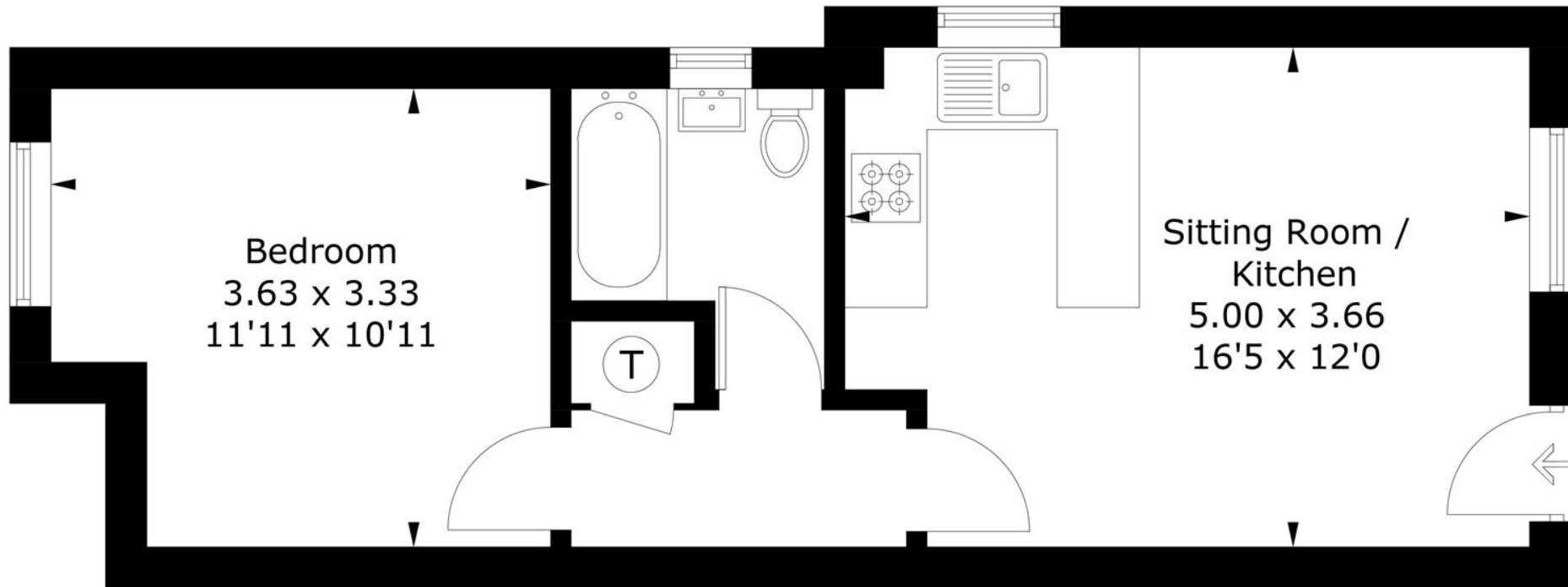






## Flat 2, 45, High Street, PO20 0RB

Approximate Gross Internal Area = 36.8 sq m / 396 sq ft



## Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID973314)



## LOCATION

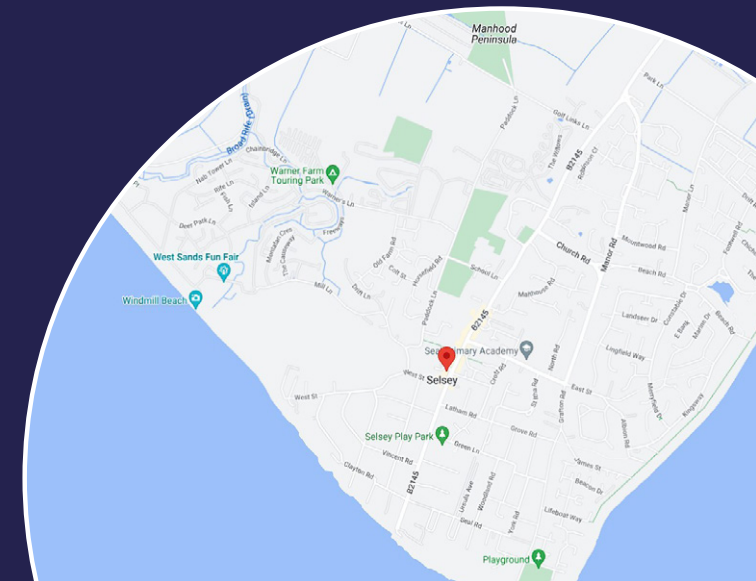
Selsey is a coastal town in West Sussex, England, situated in the Chichester District. It is located on the Manhood Peninsula, between Chichester Harbour and the English Channel.

Selsey is approximately 10 miles (16 kilometers) south of the city of Chichester. The two locations are connected by roads, making it convenient to travel between them.

Selsey falls within the administrative boundaries of the Chichester District, which encompasses various towns and villages, including the city of Chichester itself. The district is known for its natural beauty, including its coastline, countryside, and the South Downs National Park.

While Selsey has its own unique character and attractions, it benefits from its proximity to Chichester. Residents of Selsey often travel to Chichester for shopping, cultural events, and access to amenities such as healthcare, education, and transportation.

Selsey is located near Chichester Harbour, an Area of Outstanding Natural Beauty and a popular destination for boating, sailing, and wildlife enthusiasts. The harbor offers stunning views, nature reserves, and opportunities for outdoor activities.







## THE AGENT

Melanie Longlands MNAEA  
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

PROPERTIES



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