



East Beach Road, Selsey
Chichester, West Sussex, PO20

HAMPTONS
INTERNATIONAL

Beyond your expectations

A four bedroom detached chalet style house

Hamptons International

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Entrance Hall | Sitting/Dining Room | Kitchen | Family Room | Two Ground Floor Bedrooms Ground Floor Bathroom | Two First Floor Bedrooms | Shower Room | Garden

Offers in excess of £375,000 Freehold

Description

A detached chalet style house situated within 350 metres walk of the beach in Selsey. The property occupies a prime position opposite the duck pond on the eastern side of the village and offers versatile and spacious accommodation which comprises of an entrance hall, a 23ft sitting room and 15ft dining room, a kitchen, a family room, two ground floor bedrooms and a bathroom to the ground floor. Upstairs there are two further bedrooms one with a walk in dressing room and a separate shower room.

Outside

The property has an enclosed rear garden with a private side courtyard and off road parking. The front of the house is mainly laid to lawn with mature shrubs. The rear garden is again mainly laid to lawn with patio areas adjacent the property and rear of the garden. There is also a decked seating area and built in BBQ. The driveway provides off road parking for two vehicles and has side access to the rear garden.

Location

The village of Selsey has a wide range of local shopping and a variety of social activities all within walking distance. The historic cathedral city of Chichester is about 8 miles to the north. This famous Cathedral city offers extensive shopping and leisure facilities including the popular Chichester Festival Theatre, numerous restaurants and a mainline station to London Victoria. The West Sussex area hosts events including horse racing

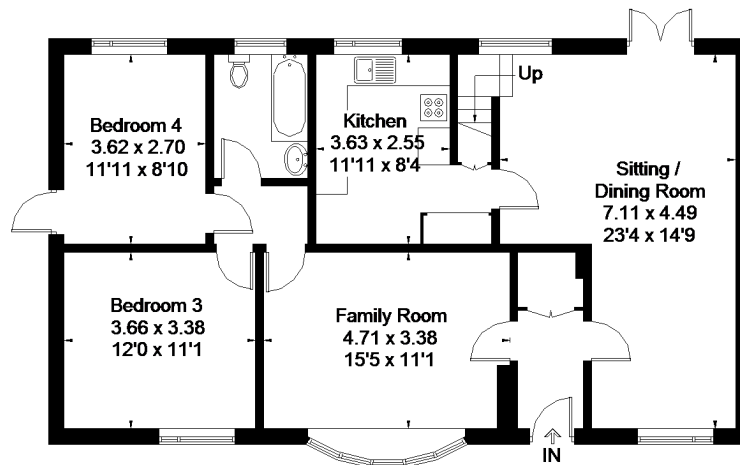
at Glorious Goodwood and motor sports, taking place at Goodwood House and the Goodwood circuit.



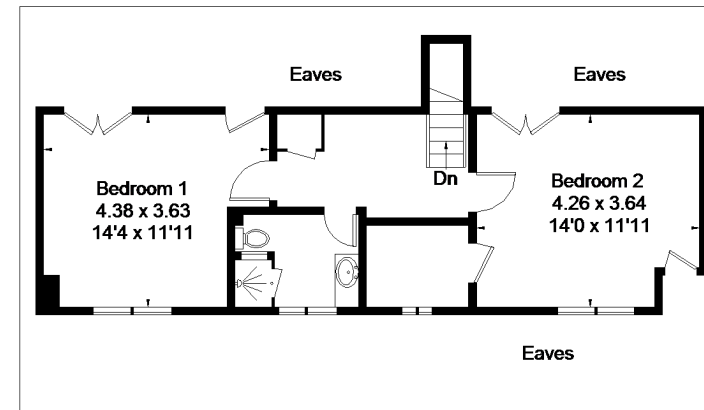
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 137.2 sq m / 1477 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 153226

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

