



8 Wight Way, Selsey PO20 0UD

£645,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

SW

Sims Williams



## Key Features

- Stunning Detached House
- Beachfront Location
- Stylishly Presented Throughout
- Sitting Room & Dining Room
- Contemporary Fitted Kitchen
- 4 Bedrooms
- Bathroom & En Suite
- Off-Road Parking
- Front And Rear Gardens

## EPC Rating

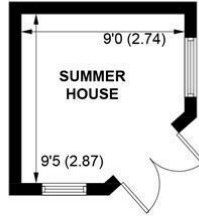
Current = C  
Potential = B

## Council Tax Band

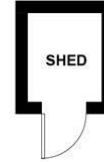
Band = E

## Tenure - Freehold

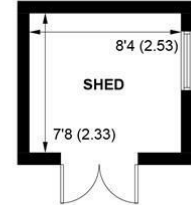




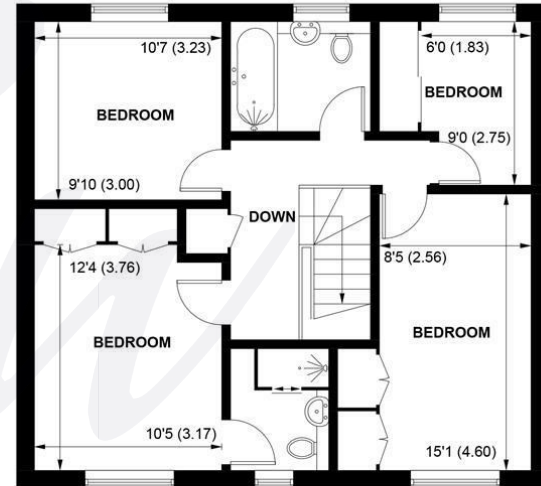
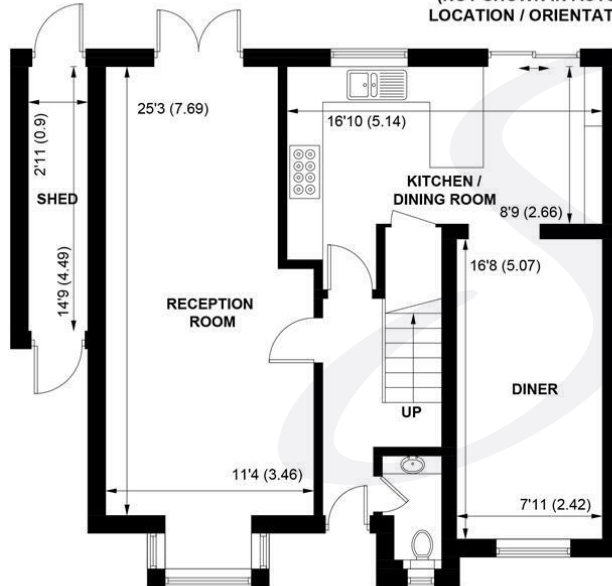
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA = 1396 SQ FT / 129.7 SQ M  
OUTBUILDINGS = 211 SQ FT / 19.6 SQ M  
TOTAL = 1607 SQ FT / 149.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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#### WALBERTON

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#### ARUNDEL

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Lettings 01903 881133

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.