

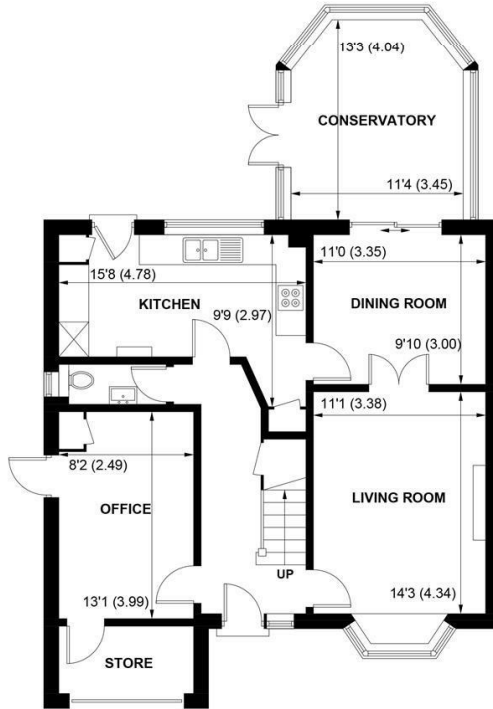
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Sims Williams

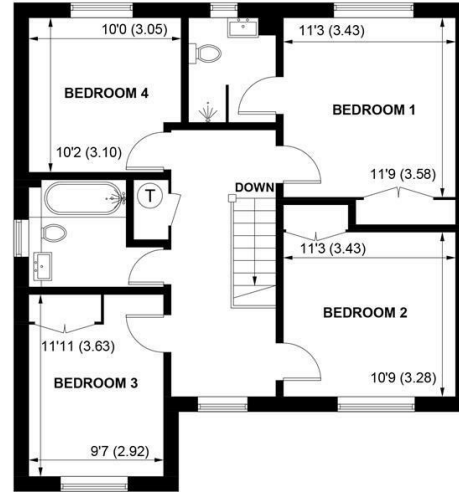


4, BEACON DRIVE, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0TW





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1650 SQ FT / 153.3 SQ M
(INCLUDING STORE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£520,000 Freehold

4, BEACON DRIVE,
SELSEY, CHICHESTER,
WEST SUSSEX, PO20 0TW

- Spacious Detached House
- Coastal Village Location
- Sitting Room & Dining Room
- Fitted Kitchen & Conservatory
- Office/Snug/Bed 5
- 4 Bedrooms
- Bathroom & En Suite
- Secluded Rear Garden
- Off-Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

An extremely well-presented detached property set within the popular coastal village of Selsey, located just yards from the beach.

The spacious and versatile accommodation is arranged over 2 floors and accommodation comprises entrance hall with stairs leading to the first floor and door to sitting room, which in turn opens onto the dining room and conservatory.

The kitchen is fitted with a range of stylish modern units with appliances including double oven, induction hob with extractor and integrated dishwasher and washing machine.

The garage has been converted to create a useful home office/snug/bedroom 5 and a downstairs cloakroom completes the ground floor accommodation.

To the first floor there are 4 double bedrooms, with en suite to bedroom 1 and further family bathroom consisting of bath with shower over, wash basin and WC.

Outside, the front provides off-road parking. The attractive rear garden is south-westerly in aspect and has been landscaped to create areas for outside entertaining amongst the established trees, plants and shrubs.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions...

On entering Selsey along the B2145 take the second exit into Manor Road. Continue straight onto Grafton Rd, turning left into Lifeboat Way and left again onto Pacific Way. Beacon Drive is the 2nd turning on the right and the property will be found on the right hand side.



