



12 Kingsway, Selsey, West Sussex PO20 0SY

Guide Price £425,000 (F)

Direct sea facing four bedroom town house with panoramic views of the coast.

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Located on the east side of Selsey and coming to the market for the first time since the mid 1980's is this charming, direct sea facing end of terrace town house. EPC-D. Council Tax- D

Approaching the property over the section of off road parking, the porch leads into the main entrance hallway. From here, the principle rooms on the ground floor comprise a downstairs cloakroom, storage cupboard, downstairs double bedroom and access into the integral garage which has been extended ever so slightly to line up squarely with the porch and balcony.

On the first floor, the main living space can be found. This is open but divided up into the kitchen area, dining area and main living room. The sliding patio door affords access to the balcony area where the direct, uninterrupted and panoramic sea views can be enjoyed. Ascending the stairs to the top floor, the final three bedrooms can be found along with the bathroom which contains the airing cupboard.

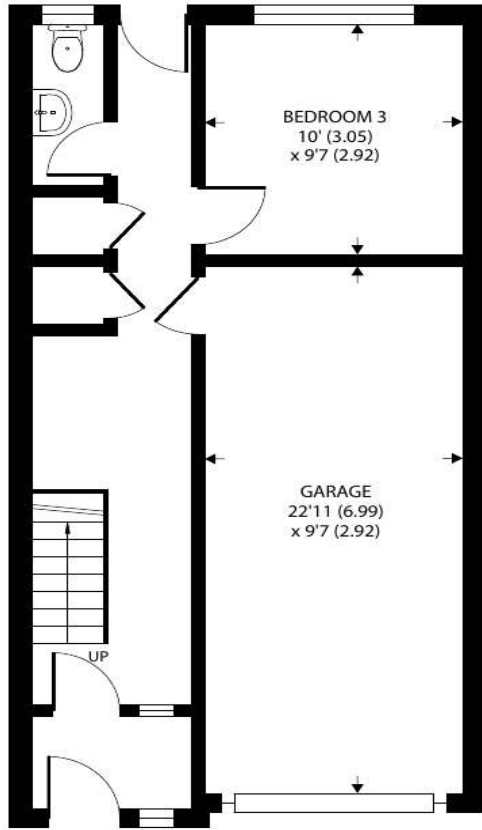
Externally, the garden is mainly laid to lawn but there is also a patio and hard standing section. There is also a side gate that provides access to the adjacent alleyway.

- **End Of Terrace Town House**
- **Uninterrupted and Panoramic Sea Views**
- **Four Bedrooms**
- **Off Road Parking**
- **Extended Garage**
- **In Need Of Some Modernisation**

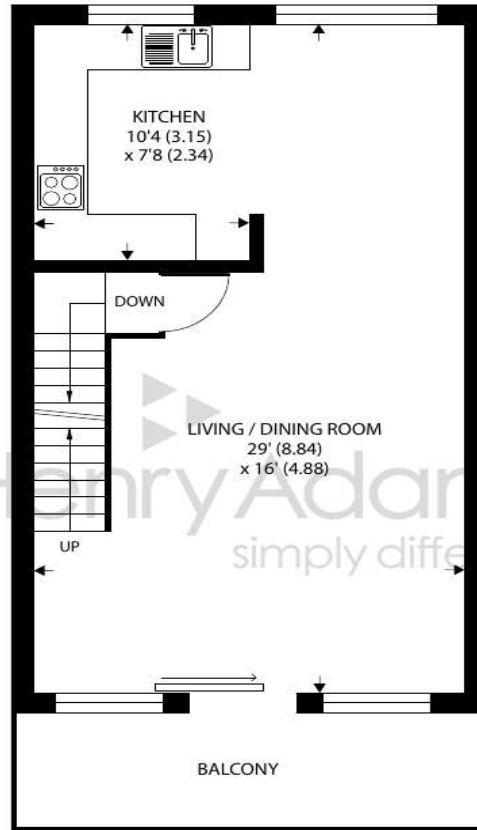
Details correct: 19/06/2023

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.

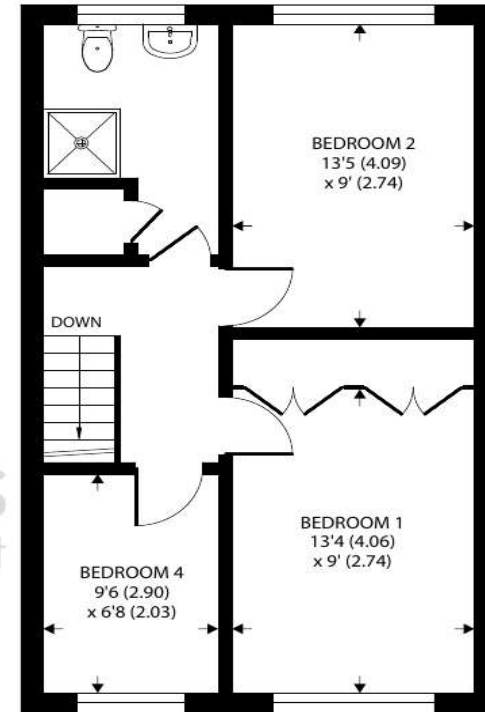




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kingsway, Selsey, Chichester, PO20

Approximate Area = 1449 sq ft / 134.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 951385

Directions

From our office in the High Street, turn right into East Street. At the junction go straight ahead and follow into Albion Road. Turn left into Kingsway and the property can be found past the turning with of Ruskin Close on the left hand side.

Details Approved - 25/02/23

