



60 Beach Road, Selsey, West Sussex PO20 0LU

Guide Price £295,000 (F)

A three bedroom semi-detached house offered for sale with no forward chain.

60 Beach Road, Selsey, Chichester, West Sussex, PO20 0LU

Located on the Eastern side of Selsey and offered for sale with no forward chain is this charming semi detached house. EPC - C, Council Tax Band - C.

Approaching the property and entering via the double glazed front door, the entrance porch takes you through to the main hallway where access to the principle ground floor rooms can be found. These include the kitchen with larder cupboard, the large living/dining room with two working original fireplaces, and the downstairs bathroom. There is also a conservatory and a utility room on the ground floor. Ascending the staircase, the three bedrooms can be found. Two bedrooms are double in size, with the main bedroom benefitting from fitted wardrobe space. There is also a separate toilet and an airing cupboard on this floor.

Externally, the property benefits from off road parking for multiple vehicles. There is an area of lawn to the front but predominately, the garden space is found at the rear. Here there is a south facing and it is approximately 90ft in length.

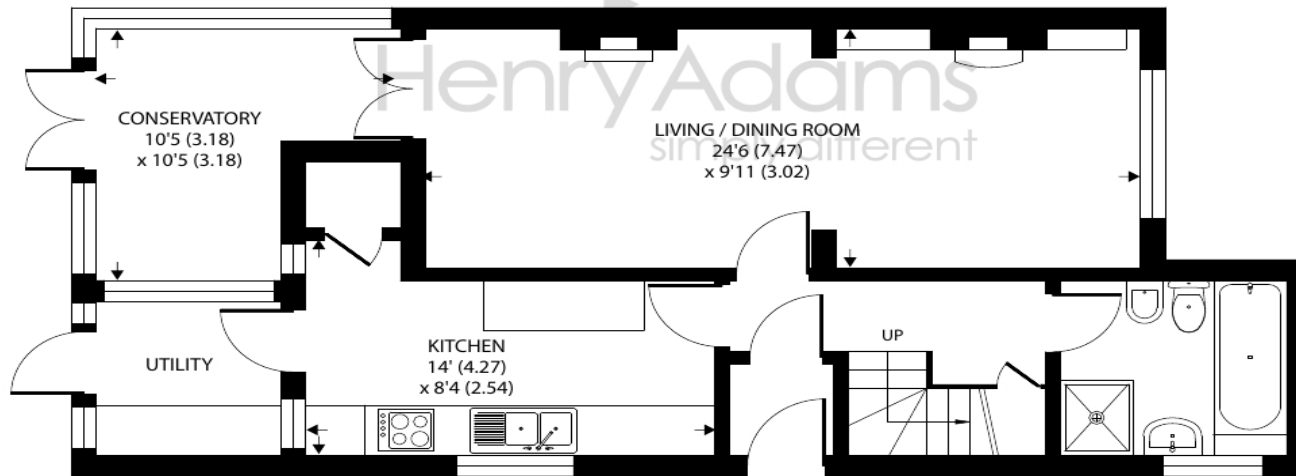
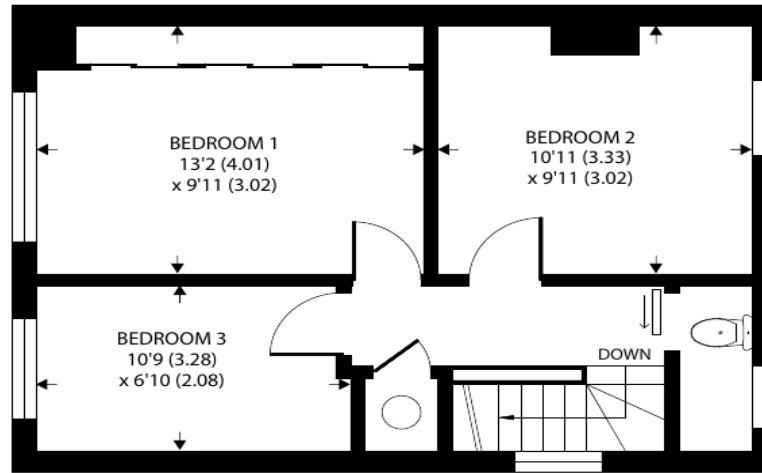
With a bit of TLC and modernisation, the property could be brought back up to modern standards of living, whilst retaining the lovely character features that it has to offer.

- **Semi-Detached House**
- **No Forward Chain**
- **Off Road Parking**
- **90ft South Facing Rear Garden**
- **Three Bedrooms**
- **Some Modernisation Required**

Details correct: 10/10/2023

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





60 Beach Road

Approximate Area = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Henry Adams. REF: 1030071

Directions

Approaching Selsey, take the second exit past Asda onto Manor Road. Continue until you reach the junction and turn left into Beach Road. After travelling approximately 250 meters, the property can be found on the right hand side of the road.



Details Approved - 28/9/2023

