



82 Kingsway, Selsey

Guide Price £360,000 Freehold

82 Kingsway

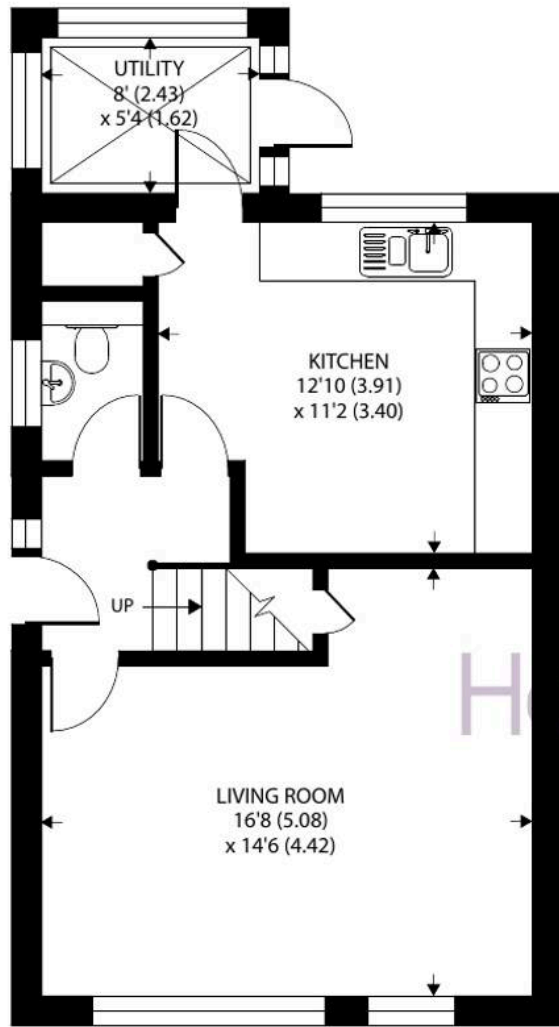
Selsey, Chichester

Nestled on the picturesque seaside promenade of the charming coastal town of Selsey, this sea-facing semi-detached house presents an opportunity for discerning buyers seeking a blend of comfort and coastal living. Boasting three bedrooms, this property offers a tranquil retreat with stunning sea views and convenient amenities within reach.

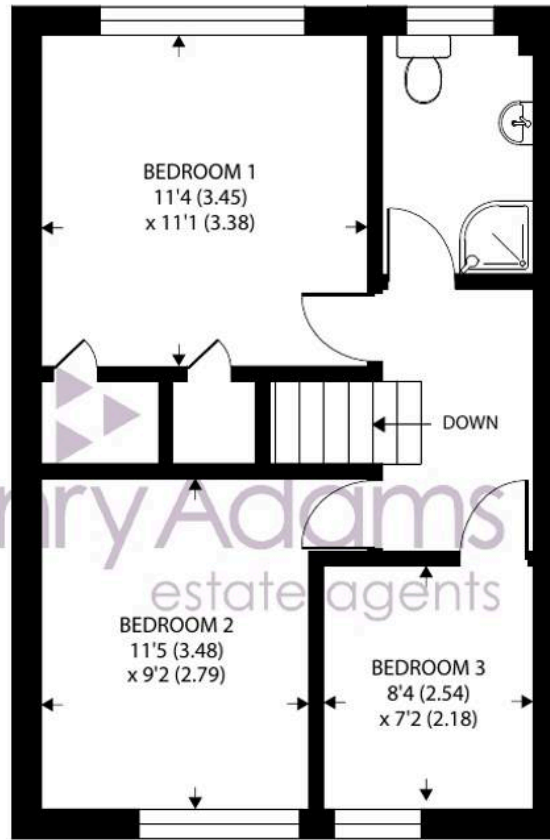
A bright and airy living room serves as the heart of the home, the space is flooded with natural light and offers a peaceful sanctuary for relaxation and entertainment. The adjoining kitchen breakfast room provides a delightful setting for culinary endeavours, with ample space for dining along with the added benefit of an integrated fridge & freezer. A separate rear lobby/utility room adds to the functionality of the home. The property features a cloakroom on the ground floor for convenience, while a shower room on the first floor caters to the needs of the home owner. The sea views from the front-facing bedrooms are sure to captivate, providing a serene backdrop for restful nights and inspiring mornings.

Outside, the property boasts a driveway and garage, offering parking space for multiple vehicles and additional storage options. The garage is equipped with light and power, providing versatility for various uses such as a workshop or hobby space.

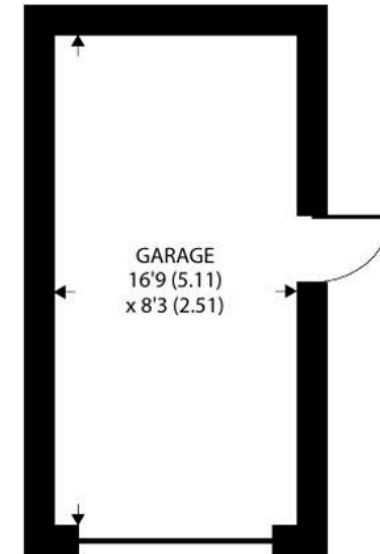




GROUND FLOOR



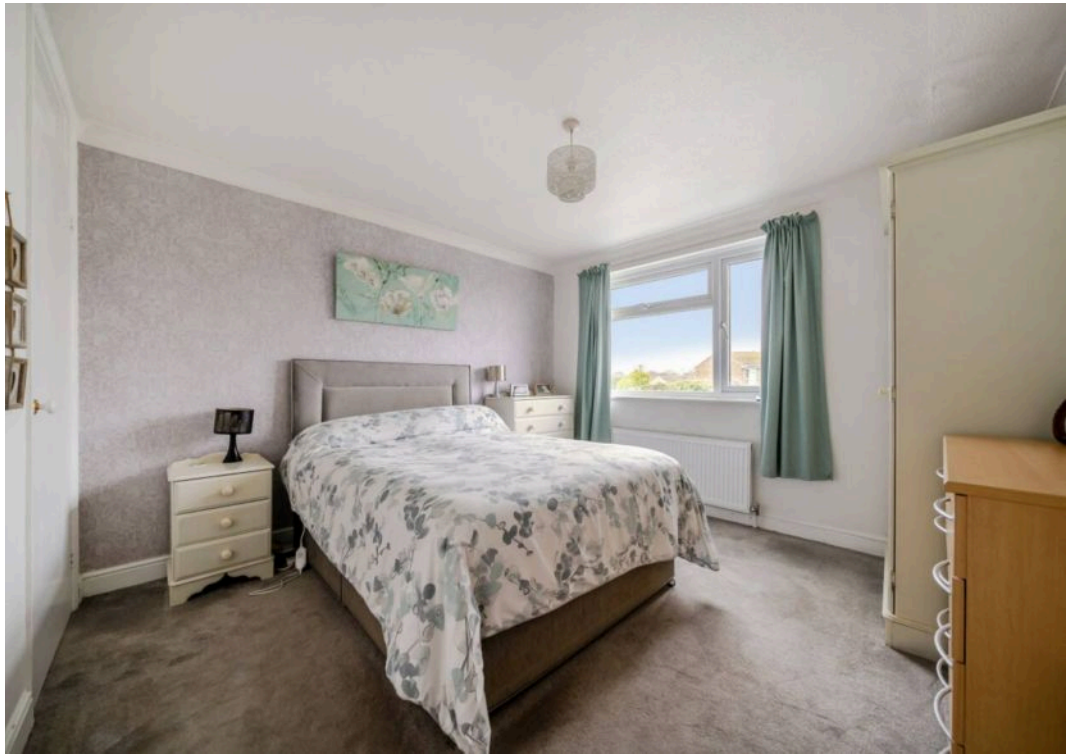
FIRST FLOOR



Approximate Area = 938 sq ft / 87.1 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale





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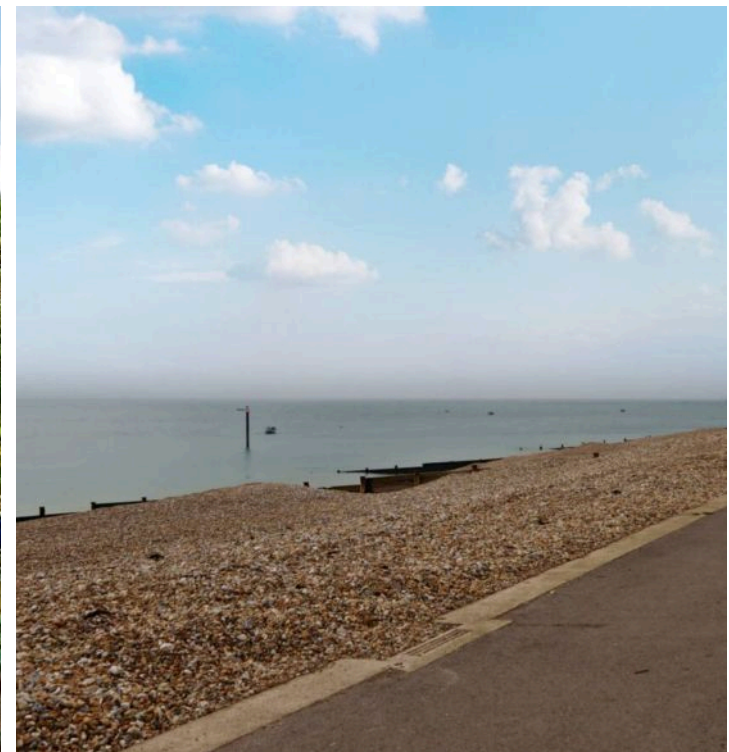
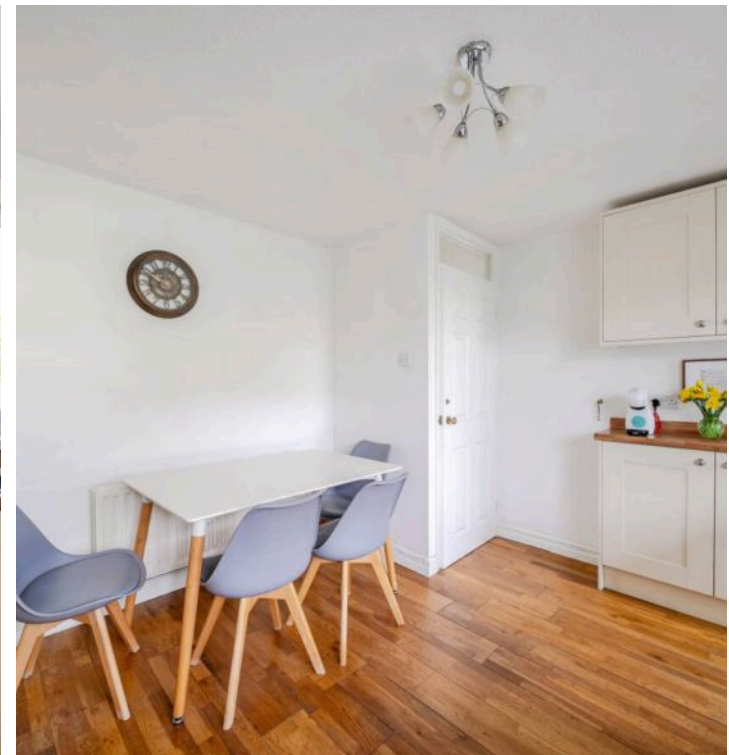
Sea-facing 3-bed semi-detached house. Panoramic sea views from front facing bedrooms. Bright living room, kitchen with integrated appliances. Driveway, garage with light and power. EPC-tbc, Council tax-C
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Sea facing semi detached house
- Three bedrooms
- Bright & airy living room
- Kitchen breakfast room & separate rear lobby/utility room
- Cloakroom & 1st floor shower room
- Sea views from front facing bedrooms
- Driveway & garage with light & power





Henry Adams - Selsey

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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.