

SW

Sims Williams



SALTINGS COTTAGE, COTLAND ROAD, SELSEY, WEST SUSSEX, PO20 0DQ





APPROXIMATE GROSS INTERNAL AREA = 1688 SQ FT / 156.8 SQ M

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

£495,000 Freehold

SALTINGS COTTAGE,

COTLAND ROAD,

SELSEY,

WEST SUSSEX, PO20 0DQ

- Detached Chalet Bungalow
- Spacious Sitting/Dining Room
- Fitted Kitchen & Utility
- Snug With Working Fireplace
- 4 Bedrooms
- Generous Ground Floor Bathroom
- Upstairs WC
- Front & Rear Gardens
- Ample Off Road Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = E

A nicely presented detached bungalow, nestled in a quiet spot, within easy distance to Selsey beach.

The property has been updated and extended over the years and the well-appointed accommodation comprises spacious entrance hall with stairs to first floor and door opening to snug with working fireplace,

The kitchen/breakfast room is fitted with a range of units with solid wood work surfaces and oven, gas hob with extractor over. There is space for an American style fridge freezer and dishwasher. The sitting/dining room is a light and spacious area with feature fireplace and ample room for table and chairs.

There is a handy utility room, fitted with a range of stylish slab units and door to the rear garden.

There are 2 ground floor double bedrooms and generous family bathroom with corner bath, shower cubicle, wash basin and WC. To the first floor there are 2 bedrooms, one of which is currently used as an office and WC.

Outside, the front is mainly to lawn with established trees, plants and shrubs. There is parking for several cars. The secluded rear garden is part-lawn, with good-sized patio area, well-stocked borders, summerhouse and shed.

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 reaching Selsey village bear left into Manor Road, continue over the junction and along some way then turn left into East Street, follow the road round and turn left into Cotland Road, where the property will be found on your left hand side.



