

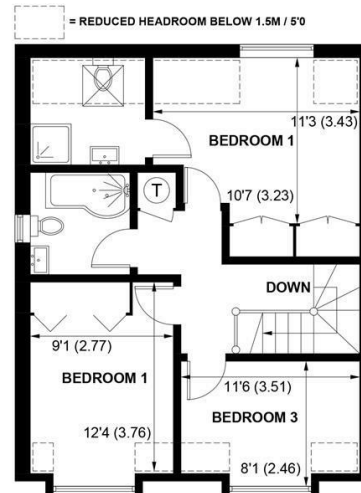
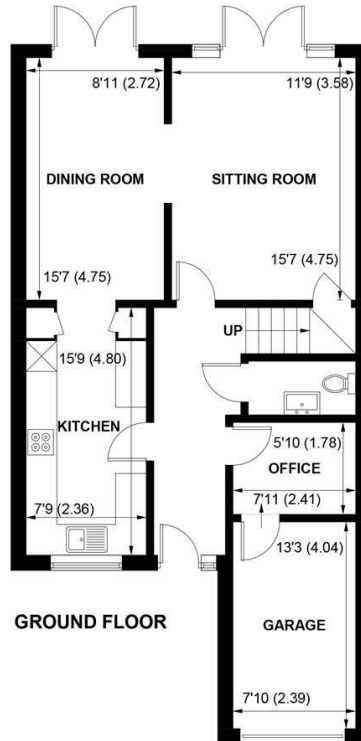


Sims Williams



SUMMERSDALE, LEWIS ROAD, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0RG





APPROXIMATE GROSS INTERNAL AREA = 1345 SQ FT / 125 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Sims Williams

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£410,000 Freehold

SUMMERSDALE, LEWIS ROAD,
SELSEY, CHICHESTER,
WEST SUSSEX, PO20 0RG

- Semi Detached House
- Hallway & Cloakroom
- Sitting & Dining Room
- Fitted Kitchen
- Study/Workroom
- Main Bedroom With Shower Room
- 2 Further Bedrooms & Bathroom
- Gardens & Summer House
- Off Road Parking & Garage

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

This exceptional house has been presented in a most stylish way and is approached from a gravel driveway.

The entrance hall has stairs to the first floor and a cloakroom with wash basin and low level WC.

The sitting room has double doors into the rear garden and a large archway into the dining room which also has double doors into the garden.

The superb fitted kitchen has quartz counter tops with a comprehensive range of cupboards and drawers under and wall cupboards to one side. There are integrated appliances throughout including dishwasher, washing machine, larder style fridge/freezer, ceramic sink, electric oven and gas hob with extractor over. There is a useful study/work room which has been converted from part of the garage.

On the first floor the main bedroom has a shower room en suite and range of fitted wardrobes. There are 2 further bedrooms and a family bathroom.

Outside there are lovely rear gardens and a super summer house. There is parking for 2 vehicles and a single garage part of which has been converted into a study/workroom

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 on the main B2145 High Street look for East Street on the left hand side and then take the first left into Lewis Road. The house can be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



