



Tithe Barn Road, Selsey

PO20 0AZ

Price £499,500

Entrance 11'3" (3.43m) x 8'8" (2.64m)

UPVC front door in to the dining room, dual aspect double glazed windows, opening to the sitting room and the kitchen, space for a dedicated family dining suite.

Kitchen 11'3" (3.43m) x 8'7" (2.62m)

Side aspect double glazed window, recently re-fitted kitchen, quartz work surfaces, matching floor and wall mounted units, floor standing double floor standing range with extraction and task lighting over, part tiled walls, one and half bowl sink with mixer tap and drainer, washing machine, fridge freezer, dishwasher, tiled floor, opening to the dining room.

Sitting Room 20'0" (6.1m) x 12'11" (3.94m)

Front aspect double glazed window, a light and spacious room, open fireplace with decorative brick surround and hearth, opening to the dining room, door to the inner hallway, oak bespoke staircase to the first floor.

Inner Hallway

Doors to Bedrooms one and two, door to the ground floor shower room, door to the sitting room, two built in cupboards creating a deceptive amount of storage.

Shower Room

Side aspect double glazed window with privacy glass, dual shower enclosure, tiled floor and walls, fitted vanity unit with inset wash hand basin and dual flush W.C with concealed cistern.

Bedroom One 12'10" (3.91m) x 10'10" (3.3m)

Rear aspect double glazed window, door to the conservatory, built in double wardrobe.

Bedroom Two 11'3" (3.43m) x 9'5" (2.87m)

Rear aspect double glazed window, built in single wardrobe.



Conservatory 14'1" (4.29m) x 9'4" (2.84m)

Double glazed conservatory set on a dwarf brick wall, French doors to the rear garden, wall mounted electric heating.

First Floor Landing

Doors to all first floor principle rooms

Bedroom Three 13'9" (4.19m) x 12'10" (3.91m)

Rear aspect double glazed window, double built in eaves storage, sloping ceilings with double glazed velux style roof light.

Bedroom Four 13'9" (4.19m) x 8'2" (2.49m)

Front aspect double glazed window, dual built in eaves storage, further built in wardrobe housing a recently update gas fired combination boiler, sloping ceiling with double glazed velux style roof light.

Shower Room

Double glazed velux style roof light, tiled floor and walls, vanity unit with inset wash hand basin, dual flush W.C, tiled shower enclosure.+

Outside Front Elevation

Laid to lawn with an established well stocked border, double driveway laid to gravel, gated side access, driveway leading to a single garage with power and light, up and over door, gated side access to the rear elevation, off street parking for a number of vehicles with space for a motorhome/boat or other toys.

Outside Rear Elevation

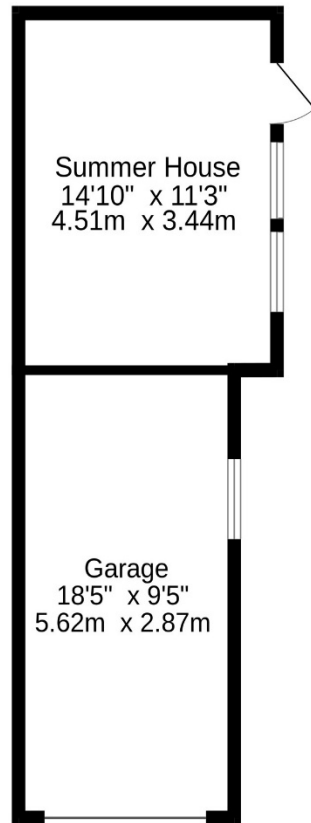
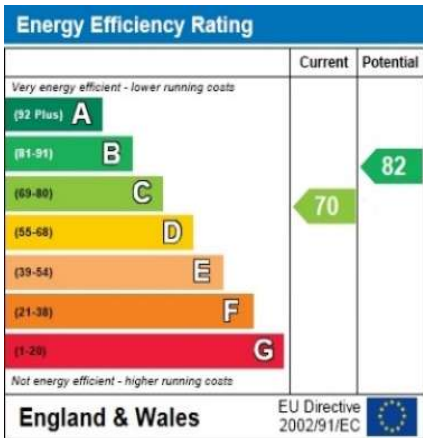
A beautiful private garden with secure boundary, a colourful selection of roses, trees and other established border plants, mostly laid to lawn with a generous double gated side access and further gated personal access to the garage and main driveway, large timber summer house.



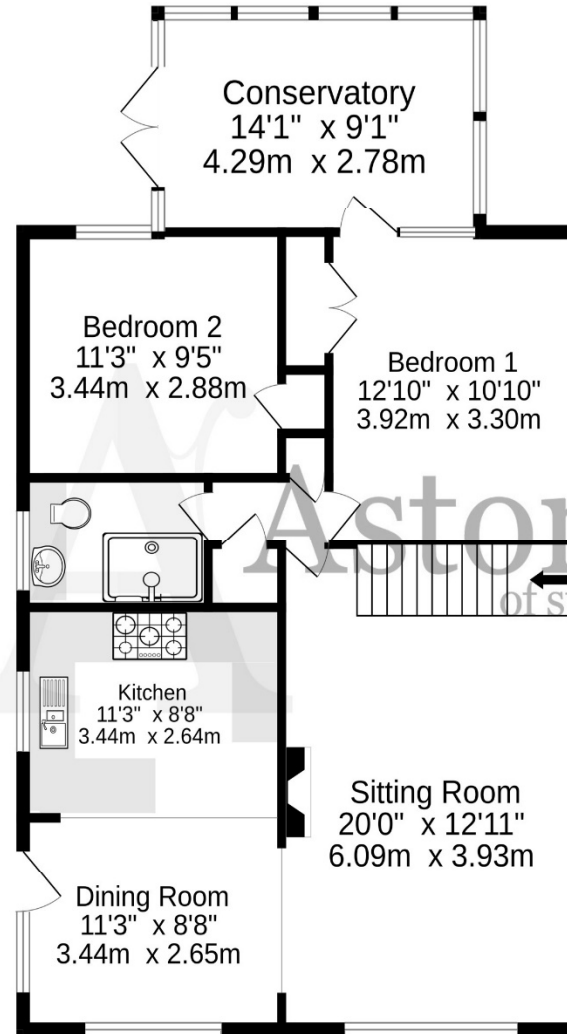


Tenure
Freehold

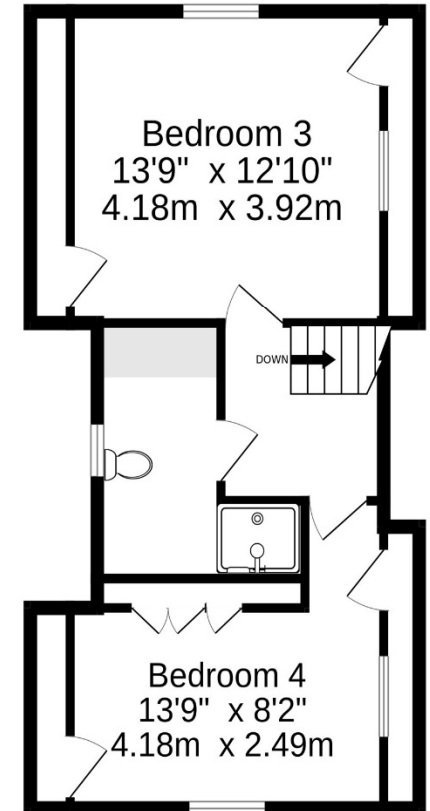
Council Tax
Band D



Ground Floor
1258 sq.ft. (116.9 sq.m.) approx.



1st Floor
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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