



Vincent Road, Selsey, PO20 9DQ

Guide Price **£675,000**

Living Room 17'6 x 16'4 (5.33m x 4.97m)

Double glazed window to front and side elevations, two radiators, room sealed wood burner with tiled hearth & wooden mantel, fitted display shelving, TV point wood panelled ceiling.

Inner Hallway

Stairs to first floor. Under stairs storage cupboard, radiator, wall mounted thermostat, alcove/office, wood block flooring

Dining Area 12'10 x 12'2 (3.91m x 3.71m)

Double aspect with double glazed windows to front and side elevation, radiator.

Kitchen/Breakfast Room 15'10 x 12'0 (4.59m x 3.65m)

Double glazed windows to rear and side, Glazed door leading to utility. Contemporary range of light grey units with low level lighting to kick boards., soft close units comprising of cupboards and drawers, contemporary work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, inset five burner Bosch hob, glass splash back, task lighting, glazed display units, tiled floor with underfloor heating, AEG double oven and grill baumatic plate warmer below, wine cooler, gas central heating boiler, breakfast bar, integrated dishwasher and freezer.

Utility Room

Plumbing and space for white goods, double glazed window, tiled floor.

Cloakroom/WC

Contemporary white suite comprising close coupled WC, wall mounted wash hand basin inset in vanity unit, with splash back, part tiled walls, radiator with thermostat, tiled floors.

Master Bedroom Suite 16'0 x 12'4 (4.87m x 3.76m)

Double glazed windows to rear and double glazed French doors leading to rear garden, walk in wardrobe with hanging space and shelving.

Contemporary En-Suite

White panelled bath with central mixer tap, tiled shower enclosure with drench head and riser unit, close coupled dual flush WC, wall mounted wash hand basin with mixer tap, vertical ladder style radiator, tiled floor with under floor heating.



Galleried First Floor landing
 Double glazed window to side, spacious and light.

Bedroom Two 13'9 x 11'6 (4.19m x 3.50m)
 Double glazed window to front, Part sloping ceiling, built in cupboards and wardrobes, radiator with thermostat. with a glimpse of the South Downs.

Bedroom Three 10'8 x 8'8 (3.25m x 2.64m)
 Double glazed window overlooking rear garden, part sloping ceiling, eaves storage cupboard, radiator with thermostat.

Bedroom Four 8'8 x 6'2 (2.64m x 1.88m)
 Double glazed window to side, part sloping ceiling, radiator with thermostat.

Bathroom
 Double glazed window to rear, white suite comprising paneled bath with shower over, pedestal wash hand basin with mixer tap, close coupled dual flush WC, storage cupboard.

Outside
 Front Garden
 Sweeping in out driveway, mature attractive shrub borders, gates to front, gated side access, open storm porch leading to front door.

Garage 17'10 x 9'10 (5.43 m x 2.99m)
 Double wooden doors to front, power and lighting, shelving.

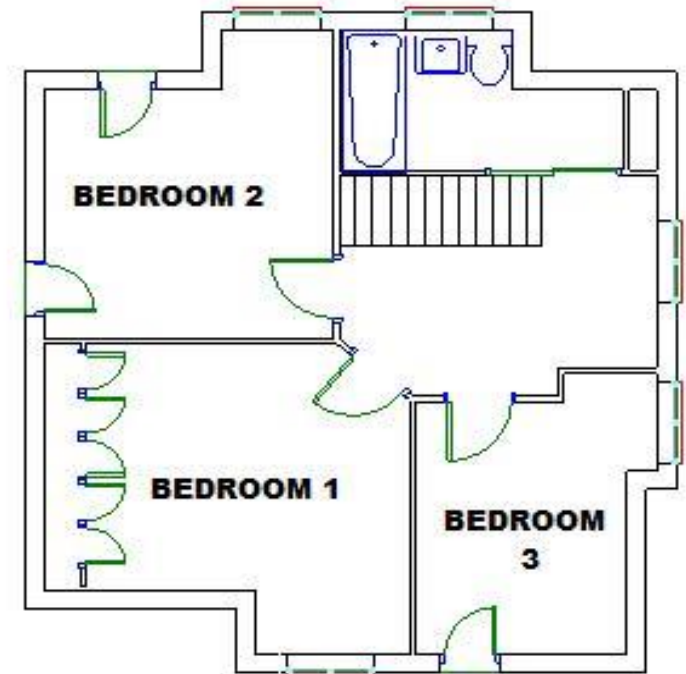
Rear Garden 80'
 A Delightful spacious private garden, offering shrubs and flower borders, greenhouse, summer house, gravel, and paved areas, raised vegetable beds and a timber shed.

!!!VIEWING ESSENTIAL!!!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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