





# Wight Way, Selsey

PO20 0UD

Price £625,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Entrance Hall

Doors to all the ground floor principle rooms, stairs to the first floor, tiled floor, wall mounted central heating thermostat.

## Double Garage 17'0" (5.18m) x 14'5" (4.39m)

Personal door to the garage, power and light full width roller shutter door.

## Snug/Drawing Room 12'0" (3.66m) x 8'0" (2.44m)

Front aspect double glazed window, TV & Broadband point.

## Ground Floor Cloakroom

Side aspect double glazed window with privacy glass, dual flush WC, wash hand basin with mixer tap, tiled floor.

## Sitting Room 16'7" (5.05m) x 11'8" (3.56m)

Dual aspect double glazed windows, TV & Telephone point.

## Kitchen 15'4" (4.67m) x 8'5" (2.57m)

Rear aspect double glazed window, door to the Utility/Laundry Room, opening to the Dining/Sun Room.

A range of recently upgraded floor and wall mounted units with work surfaces with task lighting, contemporary vertical radiator, integrated Neff double oven, five ring gas burner with contemporary extractor over, composite sink with waste disposal, drainer and mixer tap, tiled floor throughout, integrated fridge and dishwasher.

## Dining/Sun Room 11'11" (3.63m) x 10'6" (3.2m)

Triple aspect double glazed room with double pitched roof, fitted privacy blinds & ceiling fan, wall mounted heating, tiled floor, double glazed French doors to the rear garden .





### Utility/Laundry Room 8'0" (2.44m) x 5'2" (1.57m)

Side aspect UPVC door to the side elevation, work surface with sink & drainer, space and plumbing for white goods, wall mounted gas fired central heating boiler and programmer, tiled floor, door to the kitchen.

### First Floor Landing

Doors to all the first floor principle rooms, loft access hatch with fitted ladder and partially boarded, airing cupboard housing a factory insulated hot water cylinder and linen shelving.

### Master Bedroom 14'3" (4.34m) x 12'7" (3.84m)

Front aspect double glazed windows, a generous double bedroom with walk in wardrobe, TV point and En-Suite shower room.

En-suite shower room

Side aspect double glazed window with privacy glass, a matching white suite, dual shower enclosure with glazed splash screen, fitted Aqualisa power shower, dual flush WC with concealed cistern, vanity unit with inset wash hand basin and cupboard below, ladder style heated towel rail.

### Bedroom Two 13'9" (4.19m) x 11'4" (3.45m)

Front aspect double glazed windows, a light and spacious double with built in wardrobe and sliding doors.

### Bedroom Three 10'5" (3.18m) x 9'11" (3.02m)

Rear aspect double glazed window, a light and spacious double, built in double wardrobe, TV point.

### Bedroom Four 10'2" (3.1m) x 7'10" (2.39m)

Rear aspect double glazed window.

### Family Bathroom

Rear aspect double glazed window with privacy glass, vanity unit with inset wash hand basin, surfaces with fitted storage below, dual flush WC with concealed cistern, bath with mixer tap, fitted power shower and splash door, tiled floor and walls.

### Outside Front Elevation

Block Paved off street parking, gated side access to the rear garden, Storm porch to the main entrance door.

### Outside Rear Elevation

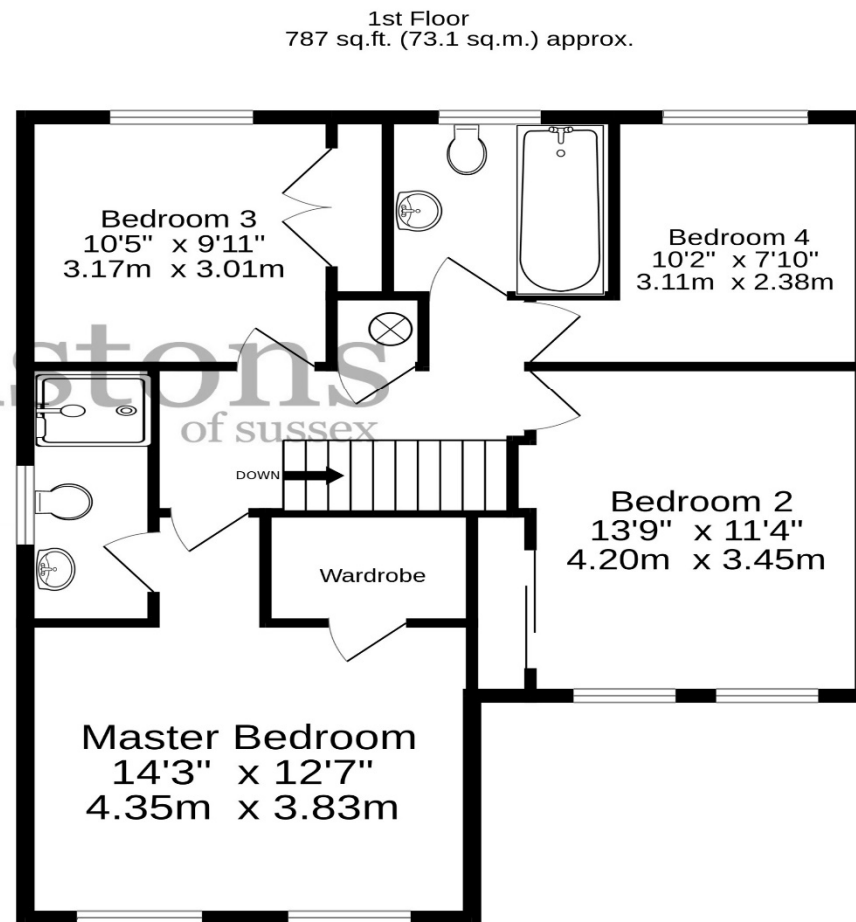
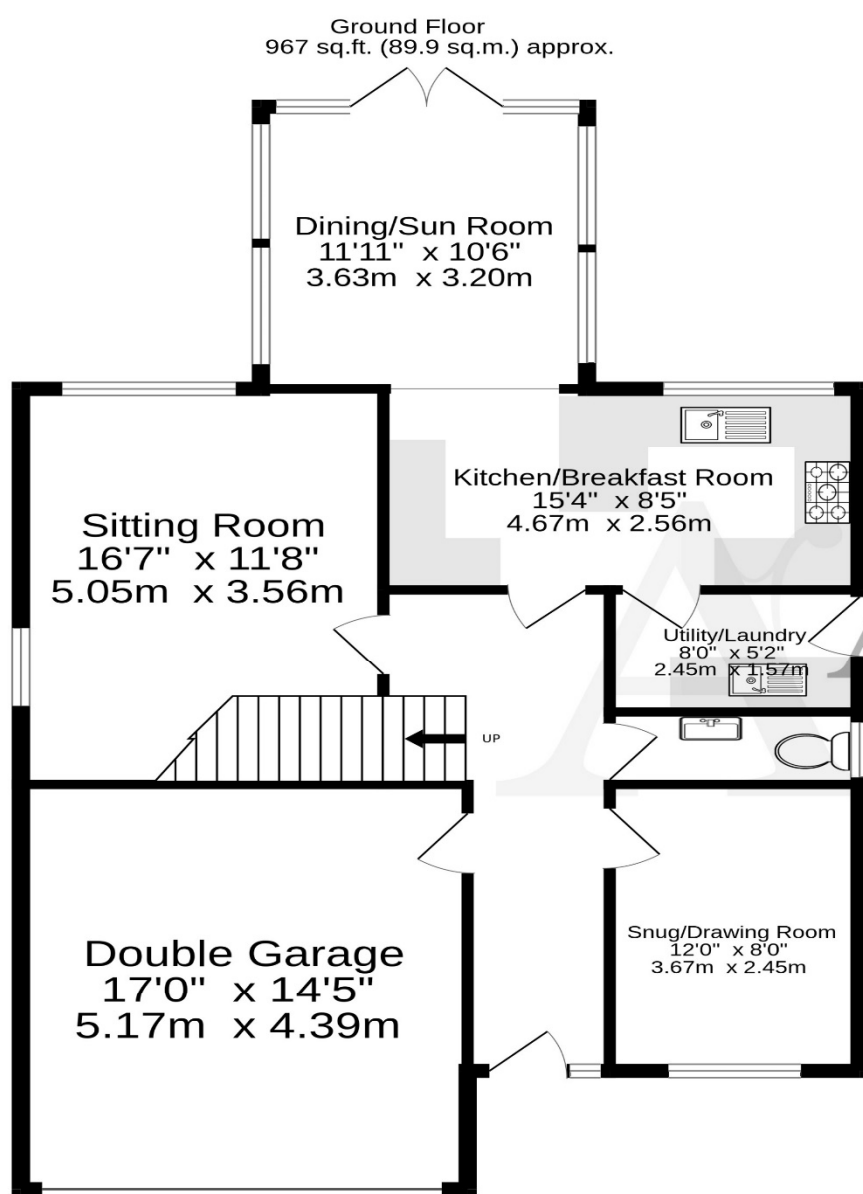
Low maintenance garden, secure fenced boundary with gated side access to the front elevation, a large decked area, summer house, multiple areas laid to decorative loose aggregate, framed with complementary stone work.











TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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.  
Made with Metropix ©2023



Selsey Office  
104-106 High Street  
Selsey, West Sussex  
PO20 0QG

01243 607809

1 New Parade  
East Wittering  
West Sussex  
PO20 8EA

01243 670765

sales@astonsofsussex.co.uk  
lettings@astonsofsussex.co.uk

www.astonsofsussex.co.uk

Zoopa OnTheMarket.com rightmove

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991