

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



10 Kingsway

Selsey, PO20 0SY

We are acting in the sale of the above property and have received an offer of £317,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Please telephone 07787 593977 for viewings or further details.

This mid-terrace house built in the 1960's offers a delightful seaside living experience in Selsey. Requiring some modernisation, this property has spacious and flexible accommodation over three floors, including: entrance hall; integral garage; ground-floor shower room; useful study/home office with sliding doors to conservatory opening onto the enclosed rear garden with mature shrub borders area of lawn and path to access gate; first-floor fitted kitchen; dining room; lounge opening onto balcony with sea-views; three second-floor bedrooms; family bathroom with corner bath. To the front of the property parking is available for two cars. Selsey has a wealth of wildlife, beautiful landscapes, and a rich historical heritage. Situated at the Southernmost point of the Manhood Peninsula, it is bounded to the west by Bracklesham Bay, to the north by Broad Rife, to the east by Pagham Harbour which is designated as a Site of Special Scientific Interest and terminates in the south at Selsey Bill. The area benefits from a vast selection of shops, supermarkets, coffee shops, pubs and restaurants, along with more practical amenities of a Health Centre, Dentist, Library and Selsey Lifeboat Station. Further amenities can be found at nearby Chichester, some 9 miles to the North with a wide range of culture and leisure facilities, including the renowned Festival Theatre; Goodwood Racecourse, Festival of Speed and Goodwood Revival. EPC - E. Tenure - freehold. Council Tax Band - D.

Guide price £335,000

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- Mid-terrace house
- Lounge with balcony
- Conservatory
- Garden, garage & parking for 2 cars
- 3 bedrooms
- Dining room
- Ground-floor shower-room
- Kitchen
- Study
- Second-floor family bathroom

Kitchen

10'4" x 7'10" (3.15 x 2.40)

Lounge

18'5" x 16'0" (5.62 x 4.88)

Dining area

10'9" x 7'11" (3.28 x 2.43)

Study

10'0" x 9'6" (3.05 x 2.92)

Conservatory

Bedroom 1

14'2" x 9'0" (4.33 x 2.75)

Bedroom 2

13'4" x 9'0" (4.07 x 2.75)

Bedroom 3

7'3" x 6'9" (2.21 x 2.06)

Ground-floor shower room

Second-floor family bathroom

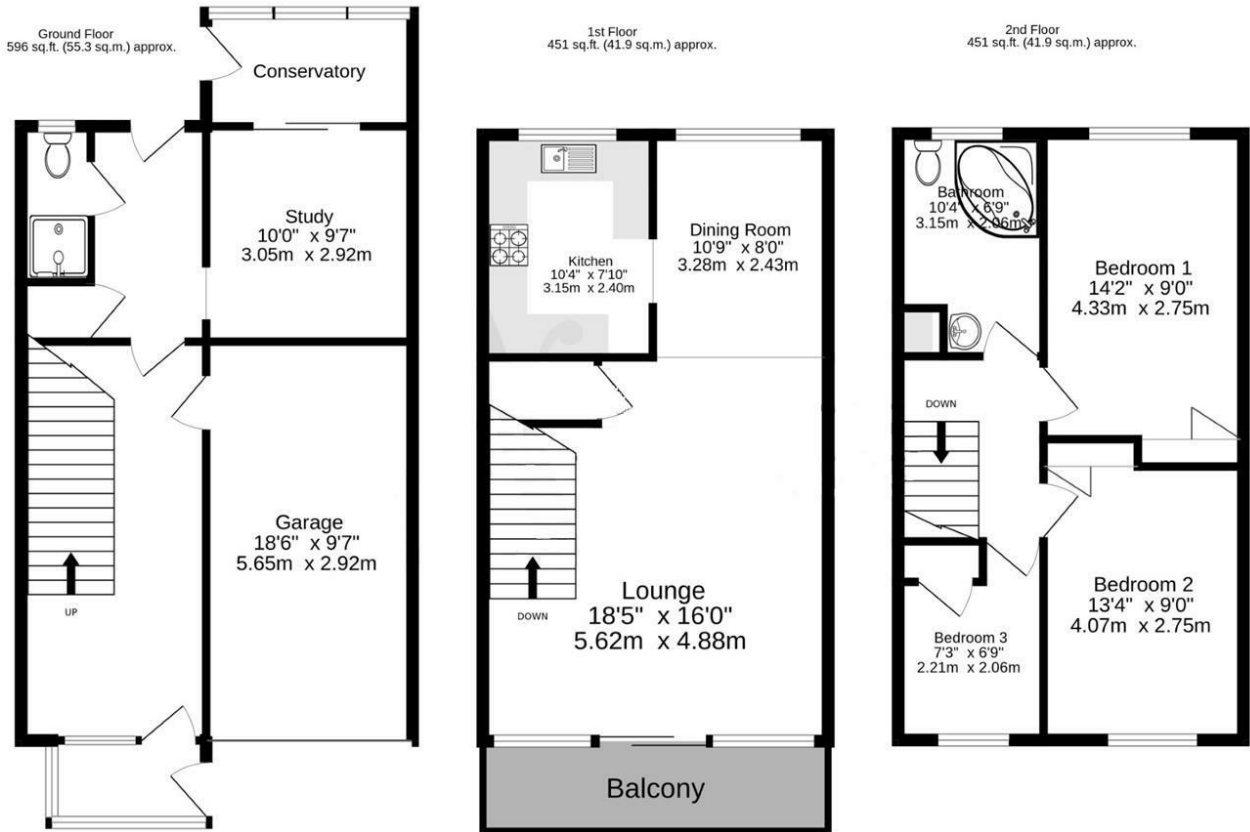
10'4" x 6'9" (3.15 x 2.06)



Directions



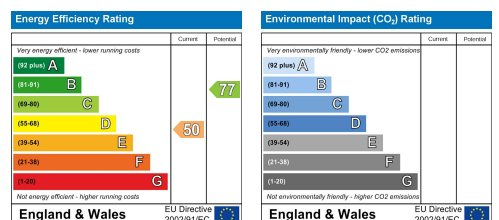
Floor Plan



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)