



Gainsborough Drive, Selsey

Guide Price £277,500

NO ONWARD CHAIN

THREE BEDROOM FAMILY HOME

KITCHEN/DINER

LARGE LOUNGE

GARAGE & PARKING

Entrance

UPVC double glazed door to entrance porch, space for boots and coats, door to entrance hall.

Entrance Hall

Stairs to first floor, doors to Kitchen/diner & lounge, radiator, heating thermostat, wood effect laminate floor.

Kitchen/Diner 3.95m x 2.80m

Front aspect double glazed window, a range of floor and wall mounted units with rolled edge work surface above, space and plumbing for white goods, part tiled walls, stainless steel sink with drainer and mixer tap, wood effect laminate floor, radiator, wall mounted recently installed condensing gas boiler.

Lounge 4.80m x 4.25m

Rear aspect double glazed sliding door to garden, coved ceiling, TV point, radiator, wood effect laminate floor.



First Floor Landing

Side aspect double glazed window, loft access with fitted pull down ladder, airing cupboard housing a recently installed factory insulated hot water cylinder, doors to bedrooms and family shower room.

Bedroom 4.07m x 2.80m

Front aspect double glazed window, coved ceiling, radiator, fitted wardrobe.

Bedroom 3.55m x 2.80m

Rear aspect double glazed window over looking rear garden, coved ceiling, radiator, fitted wardrobe.

Bedroom 2.45m x 2.20m

Rear aspect double glazed window, coved ceiling, radiator.

Family Shower Room 2.53m x 2.00m

Front aspect double glazed window with privacy glass, matching white suite, WC, hand wash basin, part tiled walls, tiled splash back, double shower enclosure with mixer shower, ladder style chrome wall mounted radiator, floor to ceiling towel and linen cupboard.

Outside

Front elevation:-

Laid to lawn, off road parking for three or more vehicles, side access to rear garden.

Garage

Up and over garage door, power and lighting.

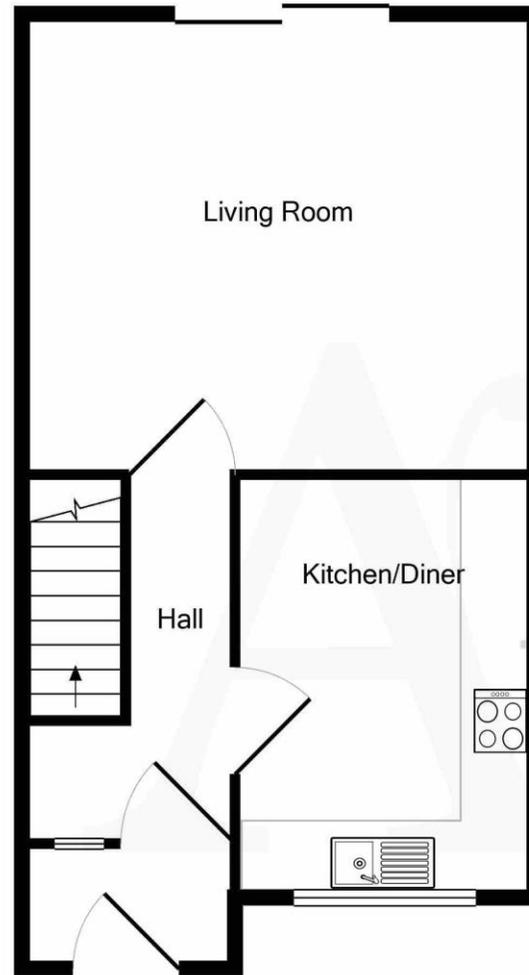
Rear Garden

Laid to lawn, full width patio area with gated side access, secured with a wooden fenced boundary.

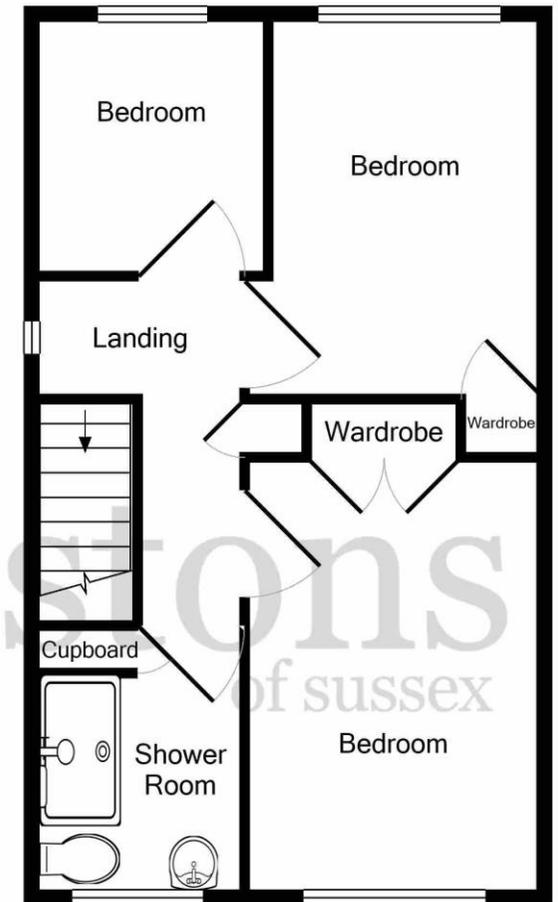


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 Plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. Floor
Area 436 Sq.Ft.
(40.5 Sq.M.)



1st Floor
Approx. Floor
Area 422 Sq.Ft.
(39.2 Sq.M.)

Total Approx. Floor Area 859 Sq.Ft. (79.8 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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

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