Astons of sussex
In association with Paul Beckett

34a Seal Road

34a Seal Road, Selsey,
West Sussex, PO20 0HU

Price £277,000

A semi detached three bedroom house located close to the beach with sea glimpses at the southern end of Selsey. Fitted kitchen, dining room, lounge leading to south facing rear garden, en suite, bathroom and cloakroom, gas central heating and double glazing.

Semi detached modern family home at the southern end of Selsey

Three double bedrooms with one ensuite

Close to the beach with sea glimpses

Family Bathroom and ground floor cloakroom

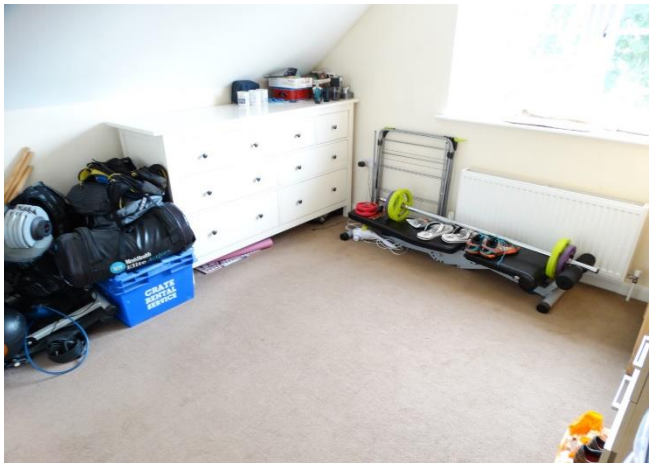
Double glazing

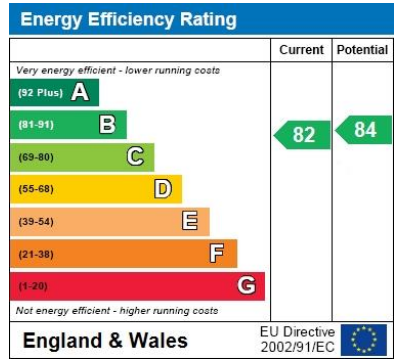
Gas central heating

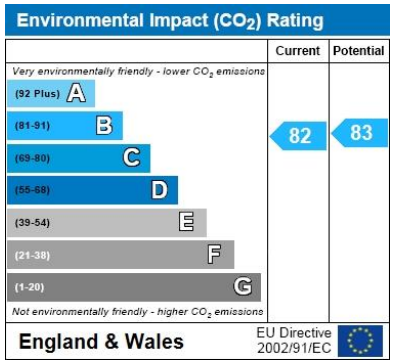
South facing rear garden

Entrance Hall
Oak floor, double storage cupboard, turned staircase to first floor. Radiator. Understairs recess.
Cloakroom/WC
White suite comprising close coupled dual flush WC, wall mounted wash hand basin, tiled splashback. Double glazed window to front elevation. Heated towel rail. Wood floor. Extractor fan.
Kitchen 11'10" (3.61m) x 8'4" (2.54m)
Part tiled walls. Range of beech block effect work surfaces with inset stainless steel sink and mixer tap. Inset four burner gas hob, electric fan assisted oven beneath, space and plumbing for washing machine, space for fridge freezer. Range of matching wall and base units, breakfast bar. Double glazed window to front elevation. Radiator with thermostat. Wood floor.
Dining Room 12'6" (3.81m) x 9'2" (2.79m)
Double glazed window to side with Georgian bars, oak flooring, telephone point. Door to hall. Radiator with thermostat.
Lounge 14'2" (4.32m) x 10'4" (3.15m)
Double aspect with double glazed window to side and double glazed French doors to rear garden. Oak floor. TV point. Radiator with thermostat.

First floor landing
Access to loft space. Airing cupboard. Radiator with thermostat.
Bedroom One 16'6" (5.03m) x 10'6" (3.2m)
TV point. Double glazed window with openers to rear overlooking garden. Radiator with thermostat. Sliding door to
En suite
White suite comprising tiled shower cubicle, fitted Mira shower, folding screen, wall mounted wash hand basin, tiled splashback, close coupled dual flush WC. Frosted double glazed window. Fan with isolator. Radiator.
Bedroom Two 12'0" (3.66m) x 9'6" (2.9m)
Double glazed frosted window, vaulted ceiling, radiator.
Bedroom Three 12'0" (3.66m) x 9'6" (2.9m)
Double glazed window, radiator.
Family Bathroom
White suite comprising panelled bath and tiled return, pedestal wash hand basin, close coupled dual flush WC, tiled shower cubicle with Mira fitted electric shower. Frosted double glazed window.
Rear Garden
South facing rear garden which is laid to lawn with brick edging and gravelled area, covered barbeque. Decking with fencing and gate to lawn, shrubs, paved path and patio with gazebo..







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