



FOR SALE
Astons
in association with Paul Beckett
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Astons
of sussex

10 Kilnwood Close
Selsey, PO20 0HQ

Kilnwood Close, Selsey

Price £295,000

This semi detached house is situated in a quiet Cul-de-sac location. The property comprises entrance porch, hall, living room, sun room, wet room, kitchen/breakfast room, three bedrooms and a family bathroom, low maintenance established garden, parking and garage. The property benefits double glazing and gas central heating. Vacant Possession.

Entrance Porch

4'8" x 3'5" (1.42m x 1.04m)

Space for coat and boot storage, radiator, UPVC glazed exterior door and UPVC glazed internal door.

Hall

Stairs to first floor and doors to living room, kitchen breakfast room and wet room.

Lounge

15'9" x 14'0" (4.79m x 4.27m)

Sliding glazed patio doors to sun room. Radiator.

Sun Room

11'11" x 6'1" (3.63m x 1.85m)

Metal framed and fully glazed, tiled flooring, rear aspect to garden.

Kitchen/Diner

13'0" x 9'2" (3.97m x 2.79m)

Front aspect double glazed window overlooking garden. Base and wall mounted cabinets in a light wood effect with work tops over. Stainless steel sink with mixer tap and drainer. Built in cooker and electric hob with extractor. Space for fridge freezer and space for washing machine. Radiator. Space for dining table and chairs.



Wet Room

Side aspect double glazed window. Cupboard housing gas fired combination boiler. WC and wash hand basin in vanity unit. Tiled floor and half tiled walls. Wall mounted towel radiator. Tiled wet room area with low level shower.

First Floor Landing

Side aspect double glazed window, doors to bedrooms bathroom and built in shelved storage cupboard, access to loft space.

Bedroom One

13'2" x 9'2" (4.05m x 2.80m)

Front aspect double glazed window with interior secondary glazing. Built in double wardrobe. Radiator.

Bedroom Two

10'11" x 9'2" (3.32m x 2.80m)

Rear aspect double glazed window, built in single wardrobe. Radiator.

Bedroom Three

7'8" x 7'7" (2.33m x 2.30m)

Rear aspect double glazed window and radiator.

Family Bathroom

8'3" x 6'3" (2.51m x 1.91m)

Front aspect double glazed window. Suite comprising bath with mixer tap and shower attachment. WC and wash hand basin in vanity unit. Radiator.

Front Garden

Dwarf brick wall to path. Mainly laid to lawn.

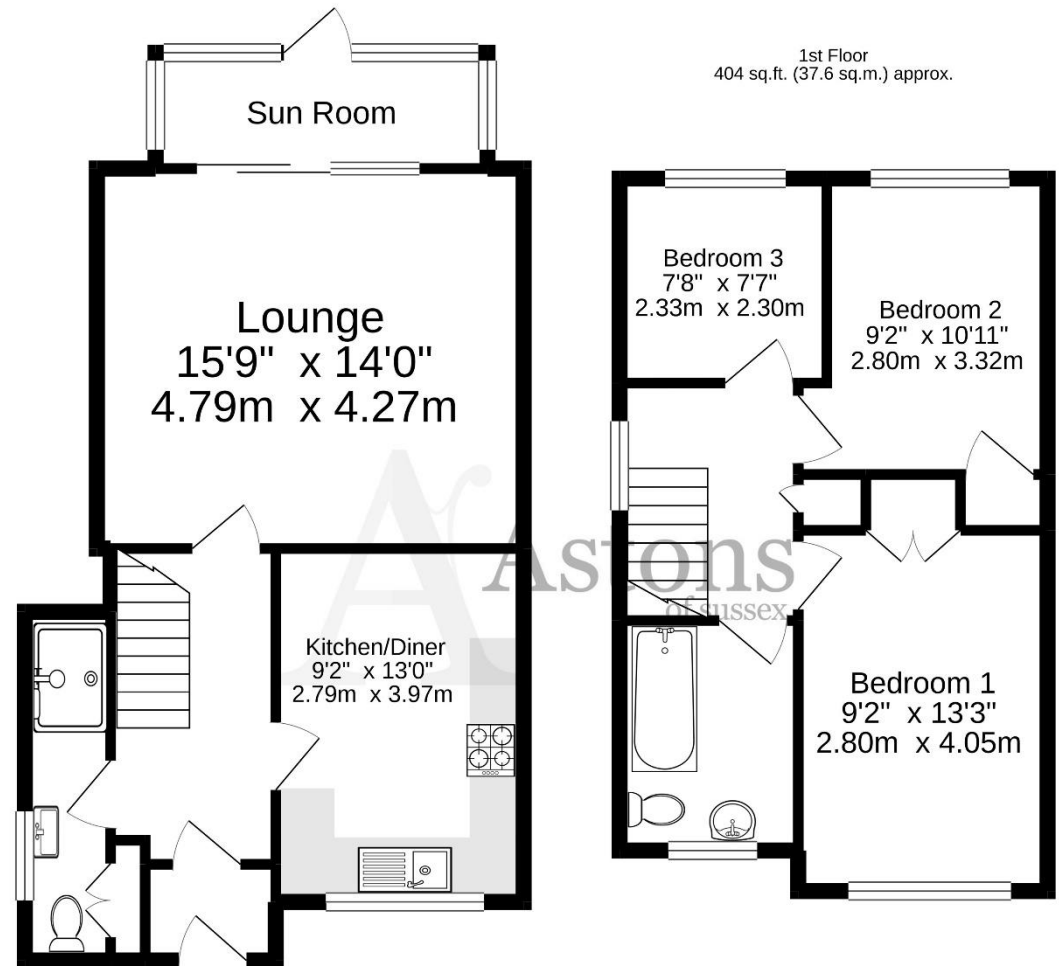
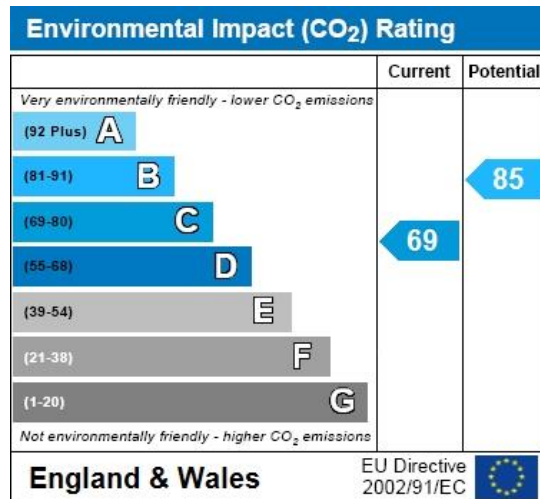
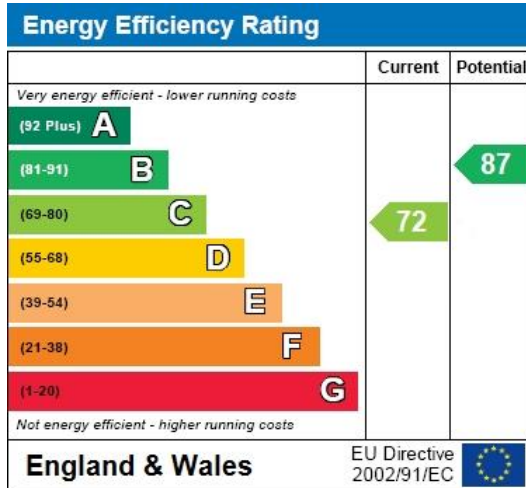
Rear Garden

Mainly laid to lawn. Patio area with brick built raised flower border. Path to side access gate and rear access to parking and garage. Established trees and bushes with a fenced secure boundary.



Ground Floor
524 sq.ft. (48.7 sq.m.) approx.

1st Floor
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.3 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.
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