



4 Kingsway, Selsey

Guide Price £395,000

4 Kingsway

Selsey, Chichester

This terraced townhouse offers panoramic sea views and versatile accommodation arranged over three floors. The property features three well-proportioned bedrooms, a spacious living room with direct access to a balcony that enjoys stunning sea vistas, a kitchen dining room that provides the perfect setting for family meals or entertaining guests. The ground floor includes a flexible sitting room that could serve as a family room or a fourth bedroom, ideal for guests or multi-generational living. There is no onward chain although please note the property is currently tenanted and they will need to vacate.

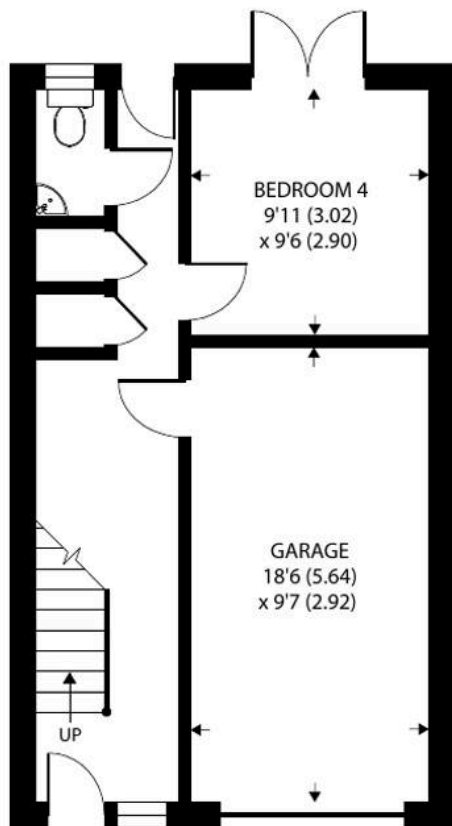
The outside space is thoughtfully designed for low maintenance and relaxation. A paved seating area adjacent to the house offers the perfect spot for al fresco dining or enjoying the coastal air, with the remainder of the garden laid to stones and inlaid by timber sleepers. There is a rear access gate for convenience, as well as a wooden shed for additional storage. Off-road parking is provided by a stone-laid driveway, ensuring practicality for residents and visitors alike. The garage is equipped with an electrically operated up and over door, light, power, and a personal door leading directly into the entrance hall, offering both security and ease of access. This property combines exceptional sea views, versatile living spaces, and practical outdoor features, making it a superb choice for families or those seeking a coastal lifestyle. Council Tax band: D - £2524.40

Tenure: Freehold

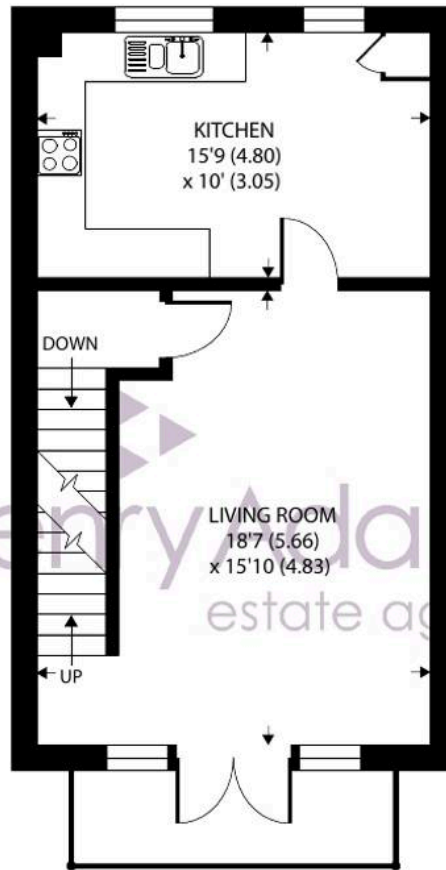
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

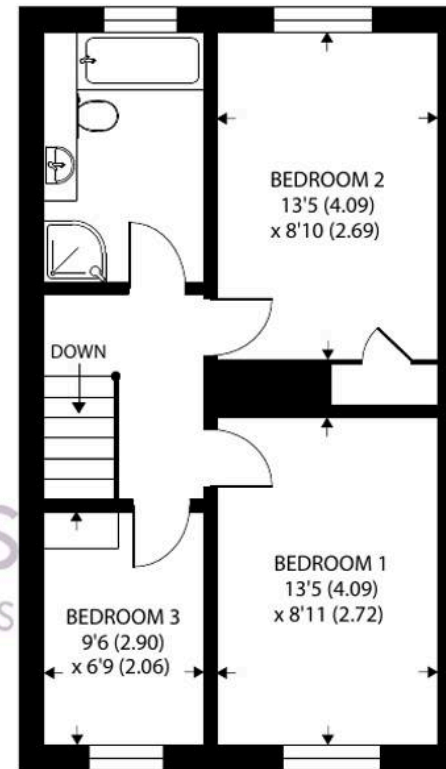




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1198 sq ft / 111.3 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1376 sq ft / 127.8 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.