



Guide Price
£850,000

Freehold

4x  3x  1x 

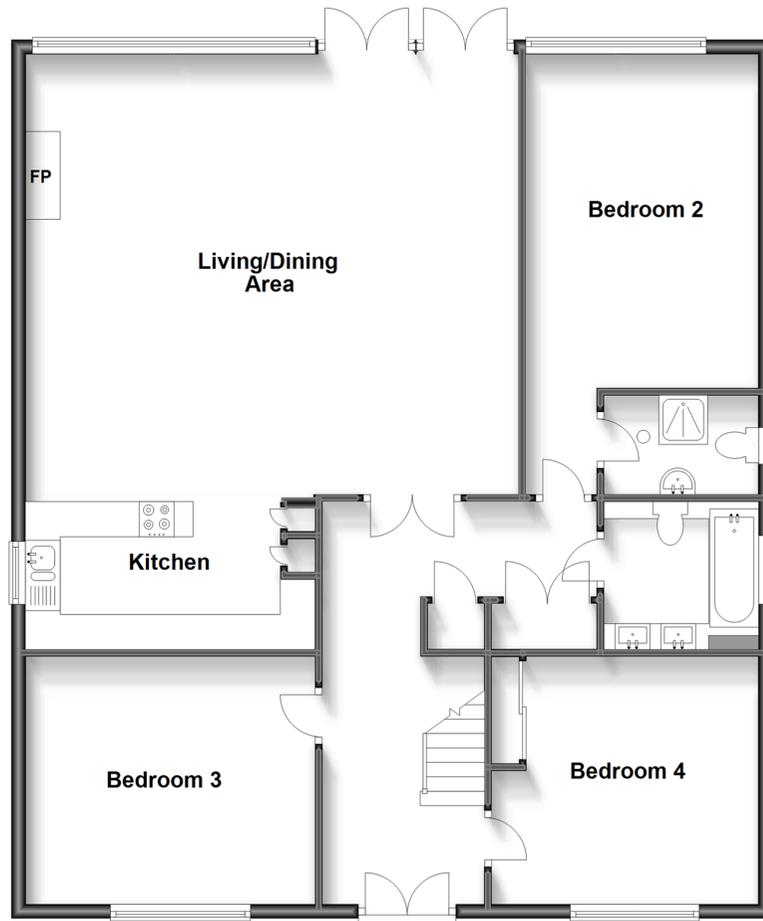
**Park Lane, Selsey, West
Sussex, PO20**

OVER 60?

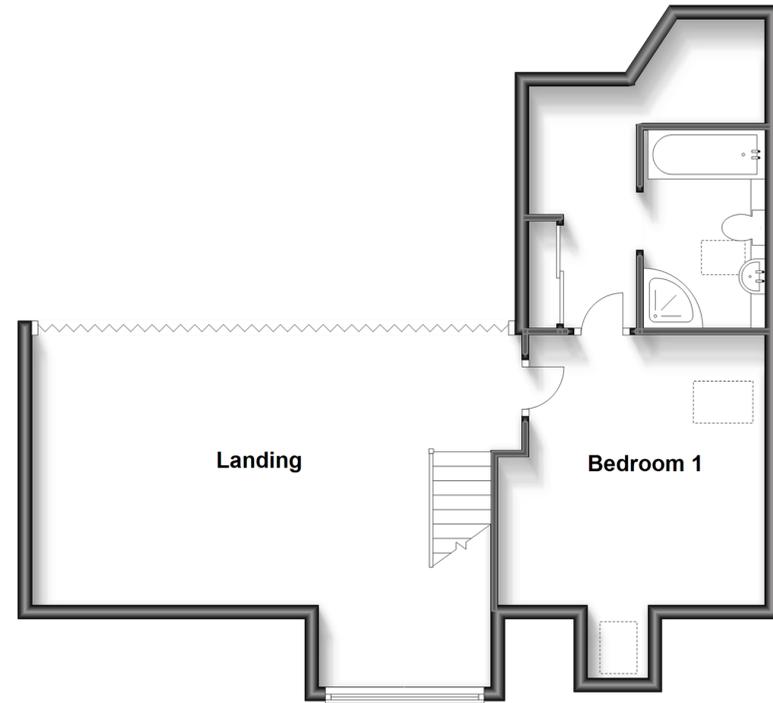
Secure this property
for up to **59% less!**

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Ground Floor
Approx. 127.3 sq. metres (1370.2 sq. feet)



Mezzanine and First Floor
Approx. 57.6 sq. metres (620.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 13'6 x 7'8 (4.12m x 2.34m)

Living/Dining Area: 23'1 x 20'10 (7.04m x 6.35m)

Bedroom 2: 15'11 x 11'0 (4.85m x 3.36m)

En-Suite Shower Room

Bedroom 3: 13'6 x 11'6 (4.12m x 3.51m)

Bedroom 4: 12'5 x 11'6 (3.79m x 3.51m)

Family Bathroom

FIRST FLOOR

Mezzanine Landing: 15'8 x 12'4 (4.78m x 3.76m)

Bedroom 1: 12'9 x 12'4 (3.89m x 3.76m)

Dressing Room

En-Suite Bath & Shower Room

OUTSIDE

Off Road Parking

Rear Garden

Shed & Outbuilding



Main features

- Stunning detached house, designed by architect
- Chain free sale
- Incredible feature - floor to vaulted ceiling wall of glass
- Open planned kitchen, dining and lounge areas
- Mezzanine floor overlooking social areas
- Charming garden leading onto adjoining paddocks
- Only a short walk to the beach & shops



Nearest Schools

Seal Primary, Selsey 0.9 miles, Medmerry Primary 0.9 miles, Sidlesham Primary 2.7 miles, Manhood Community College 0.9 miles, The Regis 5.1 miles, Felpham Community College 6.2 miles, Chichester High School for Girls 6.2 miles



Transport Information

Train Stations: Bognor Regis 5.2 miles, Chichester 6.4 miles, Fishbourne 7.2 miles



Address

Park Lane, Selsey, West Sussex, PO20



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(73)	B(83)

40409368/20230824/KF/RC