



93 Beach Road, Selsey

Guide Price £335,000

  
**Henry Adams**  
estate agents

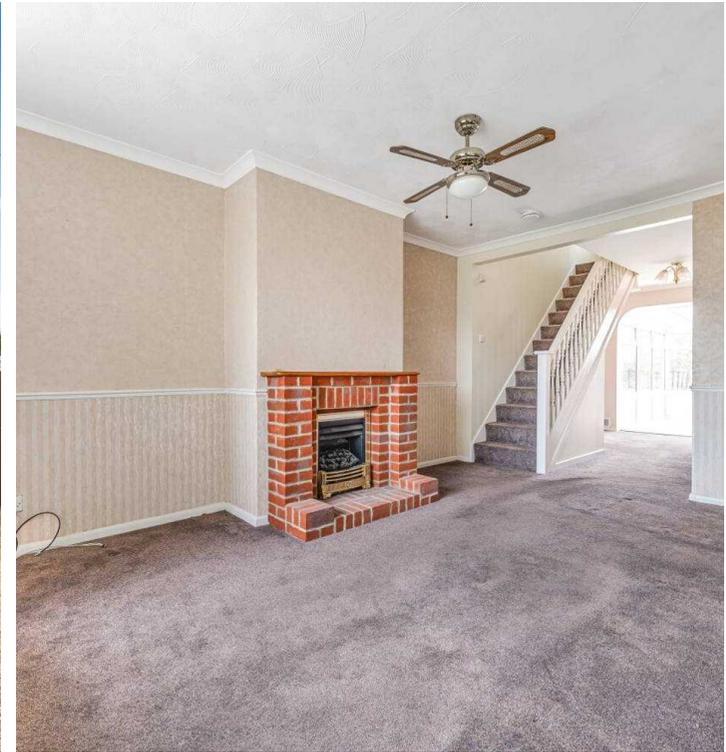
# 93 Beach Road

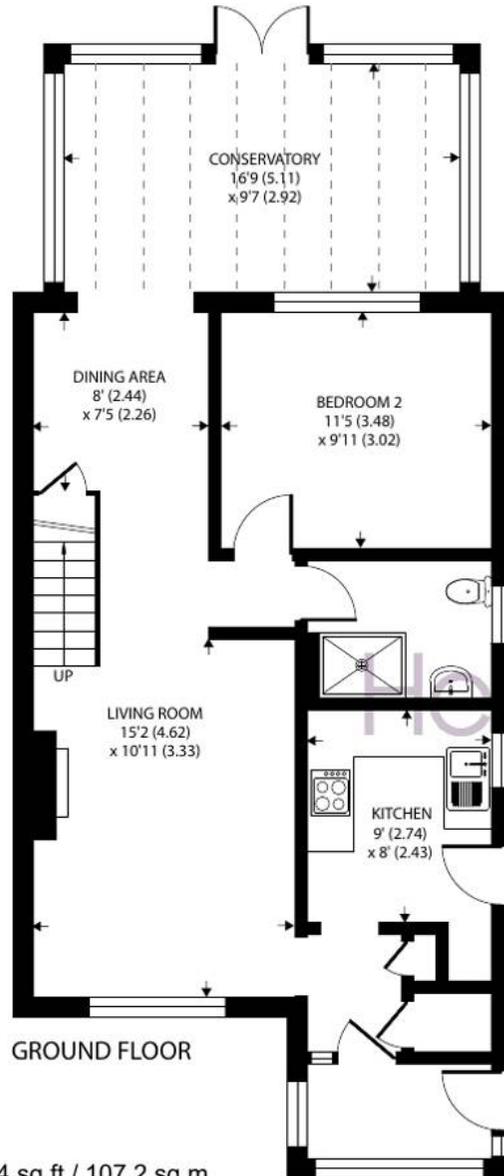
Selsey, Chichester

Situated within a desirable coastal location, just a mere 200 metres from the shoreline lies this semi-detached chalet style home that offers a lifestyle of comfort and convenience. This property, which also sits within proximity to shops and a bus route, offers an opportunity to relish seaside living.

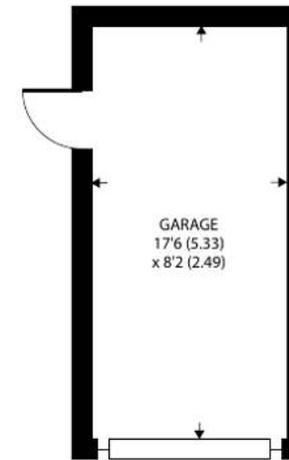
A spacious open plan living and dining room, creates a welcoming ambience with the integration of natural light and a seamless flow. The home boasts two well-appointed double bedrooms, providing the ideal retreat for peaceful repose. Additionally, the inclusion of a conservatory adds a delightful space to unwind and immerse in serene surroundings.

- Semi detached chalet style home
- Open plan living/dining room
- Two double bedrooms
- Conservatory
- Ground and 1st floor shower rooms
- Generous 1st floor main bedroom with en-suite shower room
- Driveway & detached garage
- No onward chain
- Located within 200m of the beach & close proximity to the shops & bus route





Denotes restricted  
head height



Approximate Area = 1154 sq ft / 107.2 sq m  
Limited Use Area(s) = 135 sq ft / 12.5 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale





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Furthermore, the property encompasses the convenience of both ground and first-floor shower rooms, catering to modern comfort needs. Ascending to the first floor, one is met with a generously proportioned main bedroom. This impressive space comes complete with an en-suite shower room, offering a private sanctuary for relaxation and rejuvenation.

Externally, this fine residence amasses further appeal with its driveway and detached garage, providing ample parking and storage solutions. The absence of an onward chain ensures a streamlined transition for prospective buyers, adding to the allure of this property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Selsey

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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