



19 Coxswain Way, Selsey

Guide Price £495,000 Freehold

 **Henry Adams**
estate agents

19 Coxswain Way

Selsey, Chichester

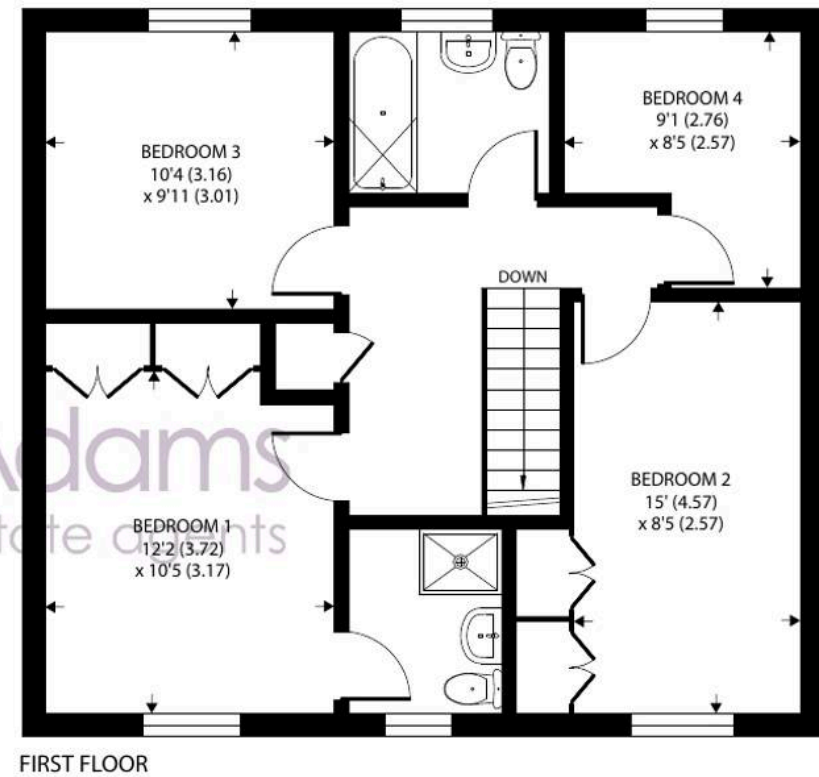
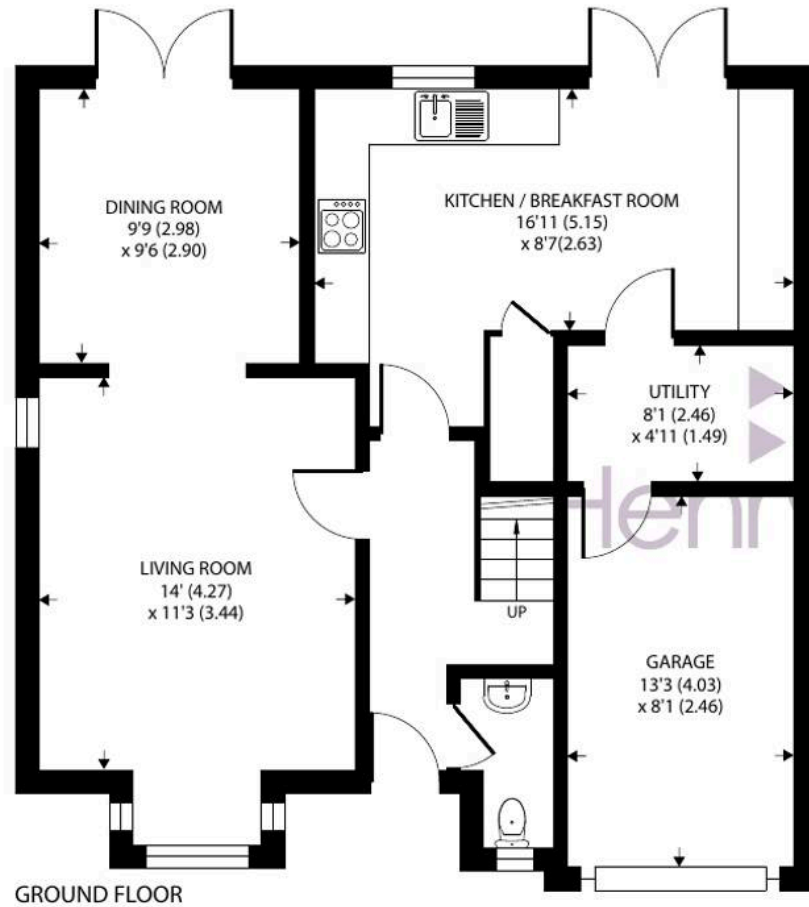
Nestled within the sought-after 'Broadreeds' development, this detached house boasting four bedrooms, two of which are enhanced by built-in twin double wardrobes, this residence presents an inviting opportunity for spacious family living.

Upon entering, you are greeted by a warm and welcoming ambience, with a fluid floor plan that effortlessly connects the living and dining rooms, ideal for both relaxing evenings and entertaining guests. The kitchen is a culinary haven complete with ample storage, while a separate utility room provides convenient space for household tasks.

On the first floor, the accommodation comprises a main bedroom with an en-suite shower room, offering a private retreat for relaxation, along with three additional bedrooms that share a family bathroom. The fourth bedroom provides flexibility for a home office or guest quarters, catering to a variety of lifestyle needs.

Externally, the property is well-suited for modern living, with a driveway that offers off-road parking for 2 cars in addition to a garage for secure storage with its electric roller door. In close proximity to the picturesque beachfront, this home allows for seaside strolls and outdoor enjoyment just a stone's throw away. The nearby high street offers a number of shops, cafes, and restaurants, ensuring that daily necessities and leisure pursuits are readily accessible.





Approximate Area = 1237 sq ft / 114.9 sq m

Garage = 107 sq ft / 9.9 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale





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Detached house on 'Broadreeds' development. Open plan living/dining, kitchen with ample storage, en-suite main bedroom, home office/guest room, garage, driveway. Located within 100m of the beach. EPC-tbc, Council Tax-E

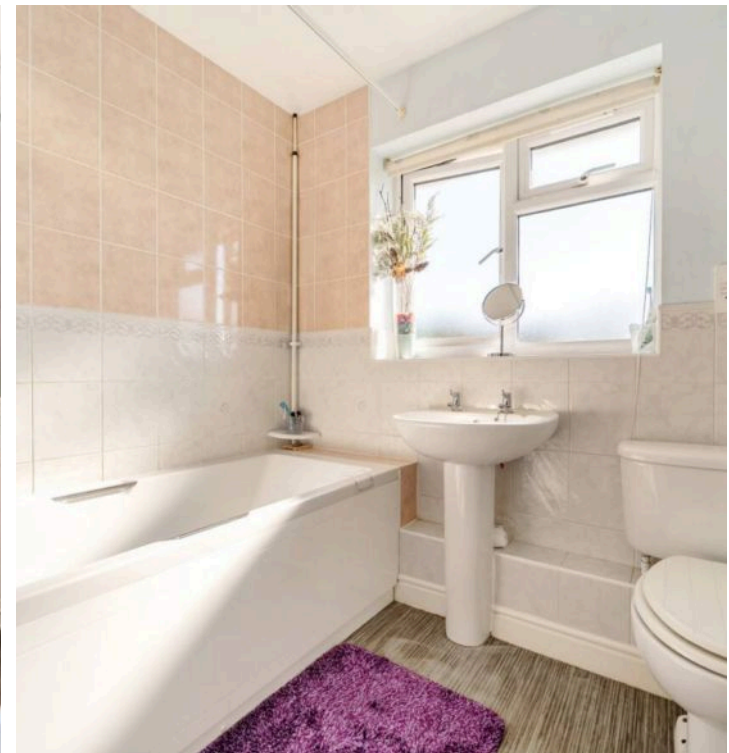
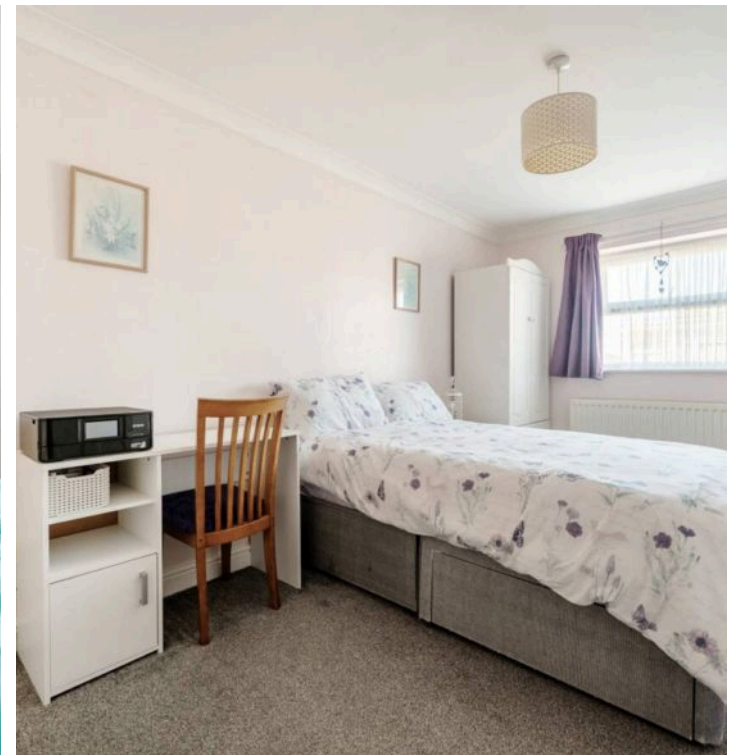
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached house on popular 'Broadreeds' development
- Four bedrooms, 2 with built in twin double wardrobes
- Living & dining rooms
- Kitchen and separate utility room
- Cloakroom, en-suite shower room and family bathroom
- Driveway providing off road parking & a garage
- Located within 100m to the beach





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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.