



19 Coxswain Way, Selsey

Guide Price £475,000 Freehold

 Henry Adams  
estate agents



# 19 Coxswain Way

Selsey, Chichester

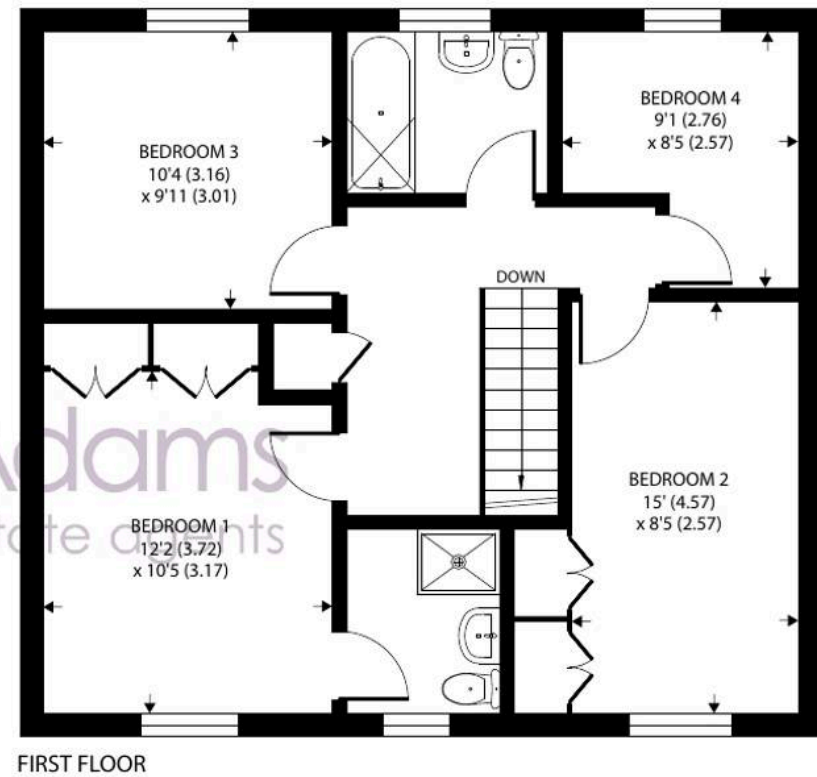
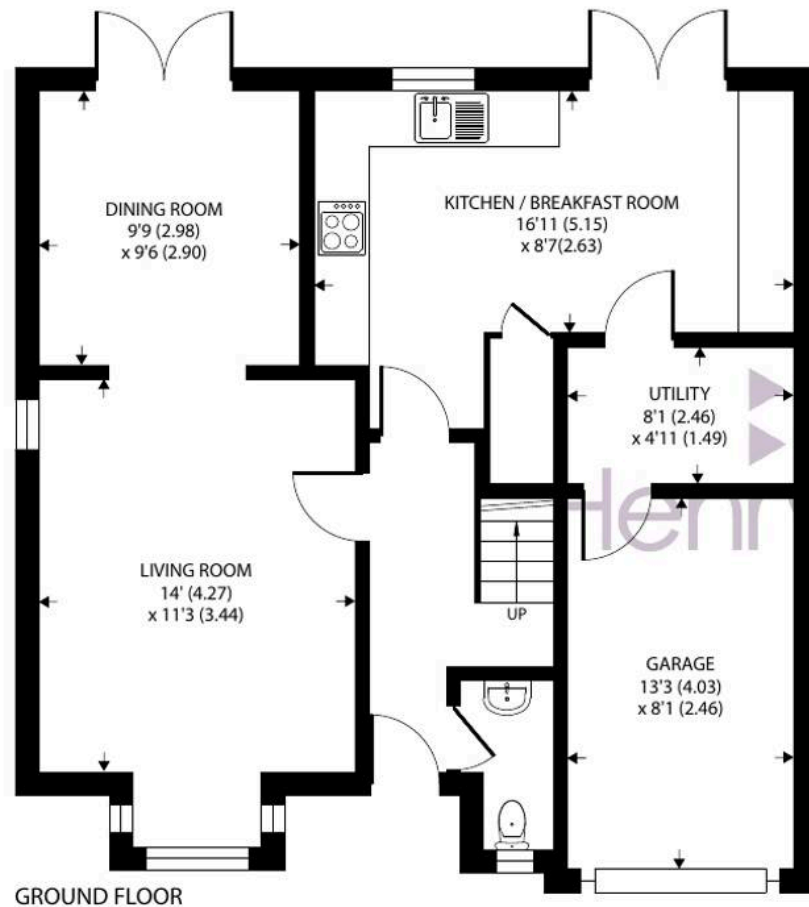
Nestled within the sought-after 'Broadreeds' development, this detached house boasting four bedrooms, two of which are enhanced by built-in twin double wardrobes, this residence presents an inviting opportunity for spacious family living.

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,

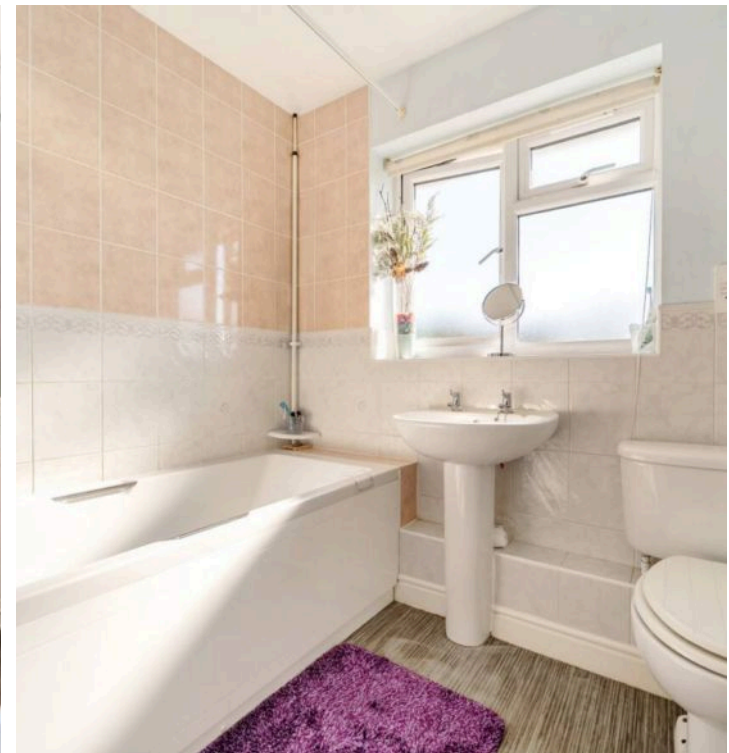
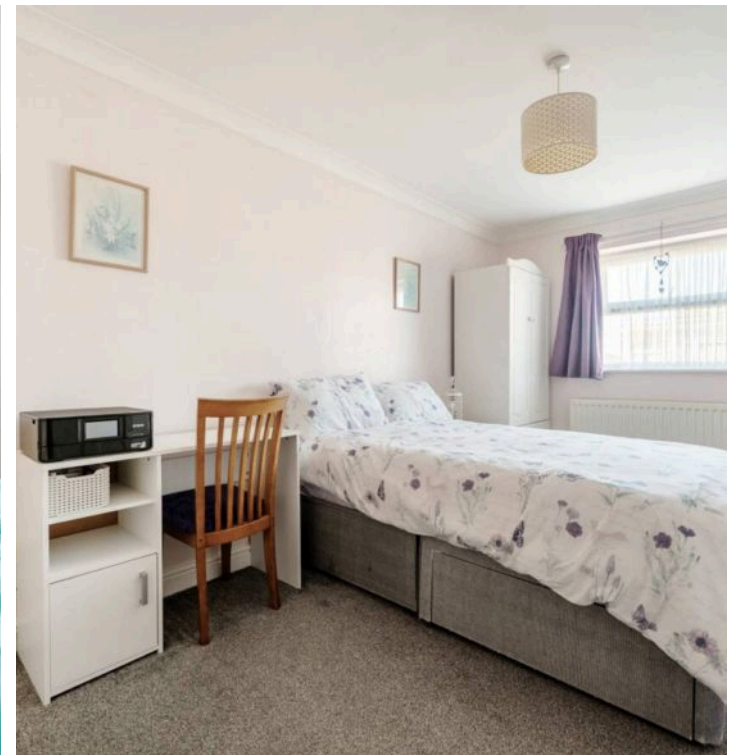
Council Tax band: E

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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