



1 Coxswain Way, Selsey

Guide Price £450,000 Freehold

 **Henry Adams**  
estate agents



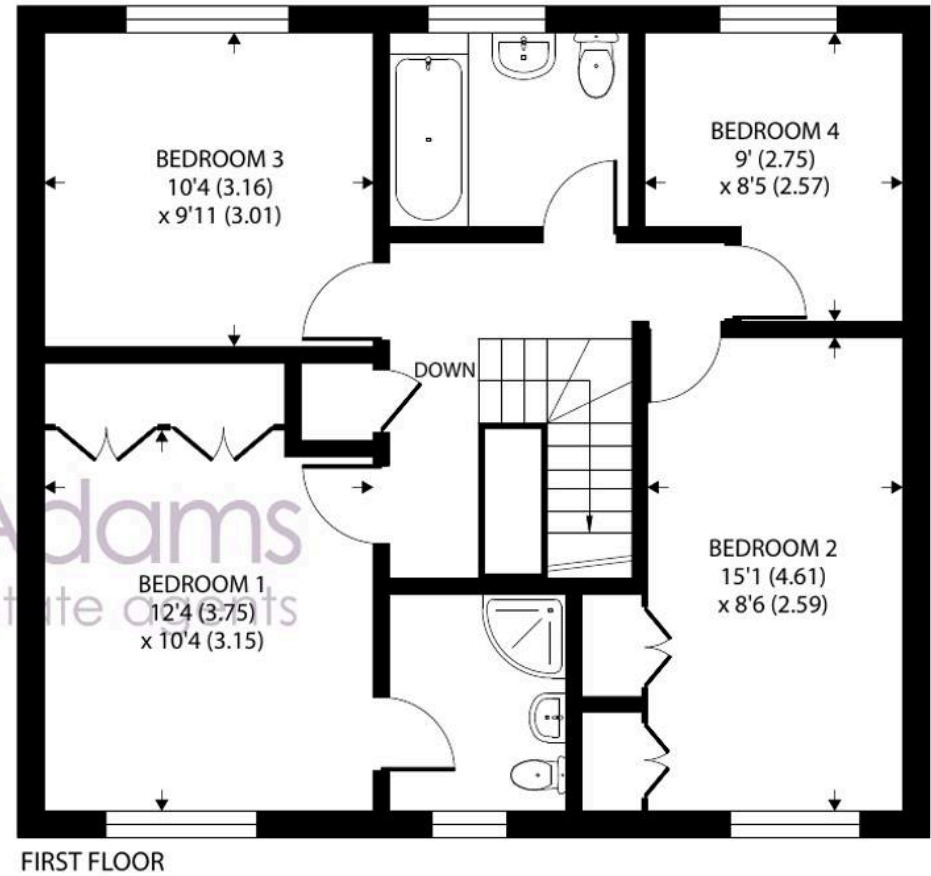
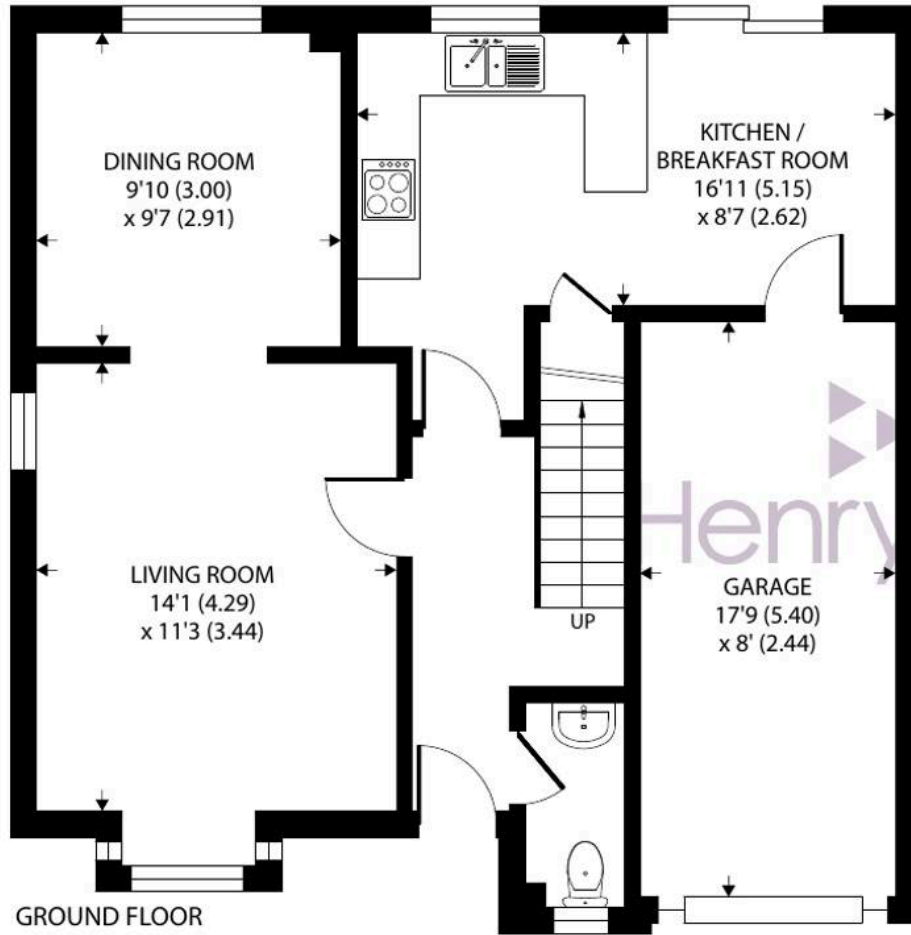
# 1 Coxswain Way

Selsey, Chichester

Nestled within a sought-after sea-facing development, this detached house offers an idyllic coastal lifestyle. Boasting a total of four bedrooms, including two with a view of the sea. The home is thoughtfully designed with a living room, a separate dining area for entertaining guests and convenient amenities such as a cloakroom, en-suite, and family bathroom. Whilst in need of some updating, the property is competitively priced to sell, making it an attractive opportunity for buyers looking to secure their dream coastal home. Furthermore, residents can enjoy the convenience of a private driveway and garage, providing off road parking for 2 cars. Located just a stone's throw away from the beach, residents can take leisurely strolls along the shore or simply unwind to the sound of the waves, offering a serene escape from the hustle and bustle of every-day life.

In addition to the property's interior, the outside space of this home promises to be a haven of tranquillity and natural beauty. The enclosed easterly facing rear garden offers a secluded outdoor sanctuary, ideal for hosting gatherings, enjoying al fresco dining, or simply basking in the sun. Furthermore, the property's prime location within 100 metres of the beach ensures easy access to the sandy shores and breath taking sea views, allowing residents to embrace the coastal lifestyle to the fullest. Whether it's to watch the sunrise over the horizon or to bask in the cool sea breeze, this property offers a rare opportunity to own a slice of seaside paradise. Council Tax band: E, EPC: D





Approximate Area = 1196 sq ft / 111.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1340 sq ft / 124.4 sq m

For identification only - Not to scale









# 1 Coxswain Way

Selsey, Chichester

Detached 4-bed house in sought-after sea-facing development with view of the sea. Needs some updating but competitively priced. Private driveway, garage, and garden. Ideal for coastal living with beach within 100m. EPC-D, Council-E

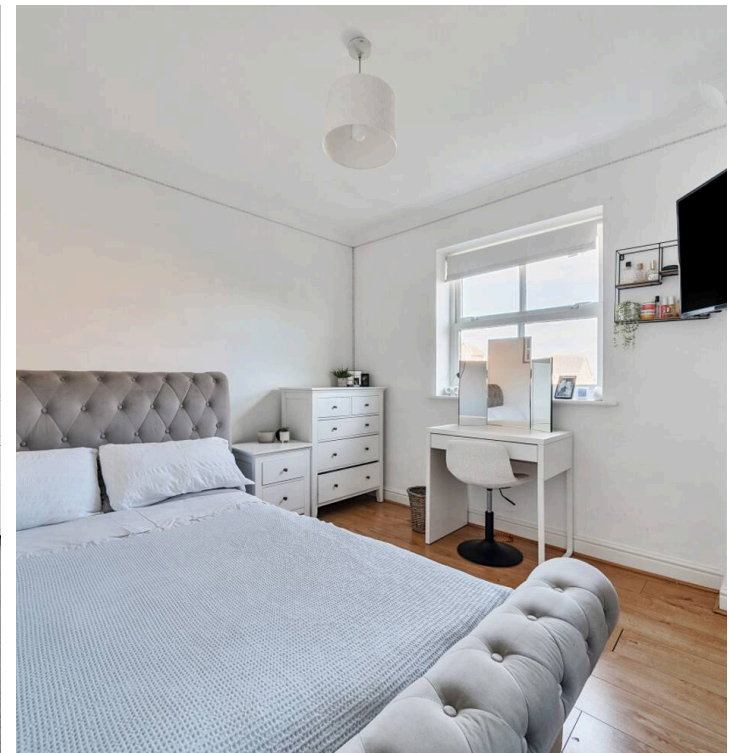
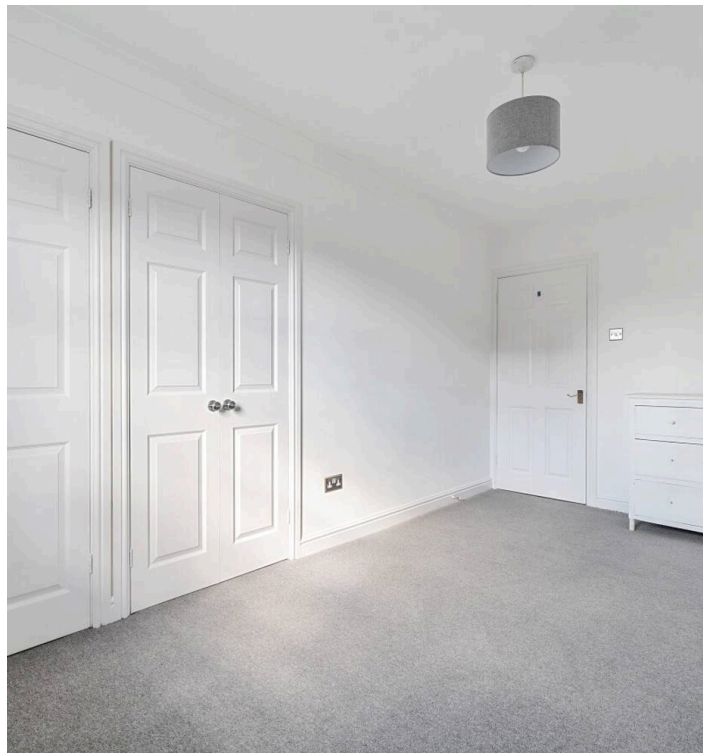
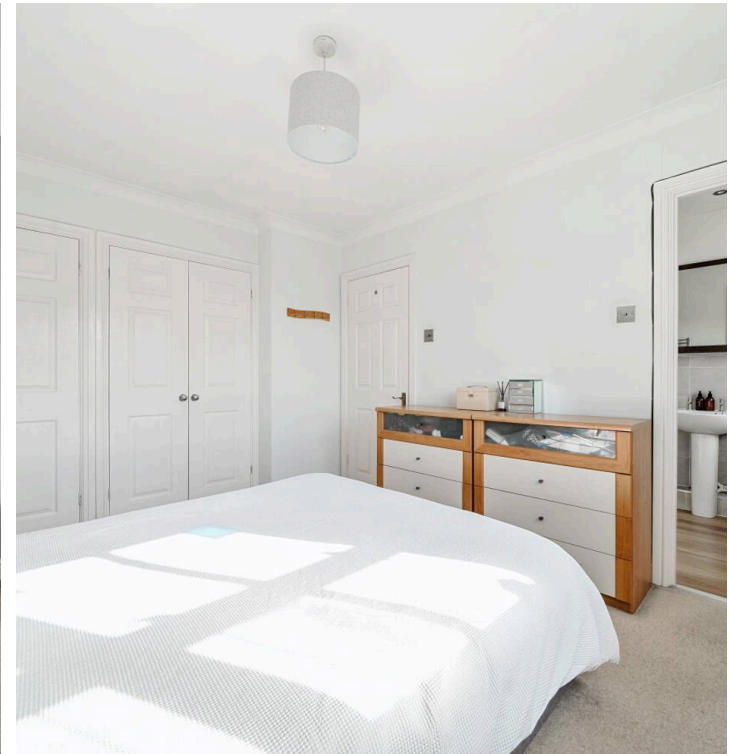
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached house on popular sea facing development
- Four bedroom, 2 with a view of the sea
- Competitively priced to sell
- Living & dining rooms
- Cloakroom, en-suite & family bathroom
- Driveway & garage
- Enclosed Easterly facing rear garden
- Located within 100m of 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.