



94 Beach Road, Selsey, PO20 0SZ

Guide Price £384,950 Freehold

 **Henry Adams**  
estate agents

# 94 Beach Road

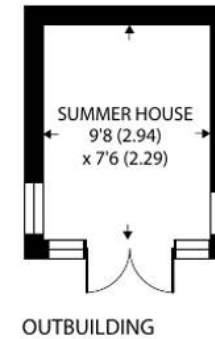
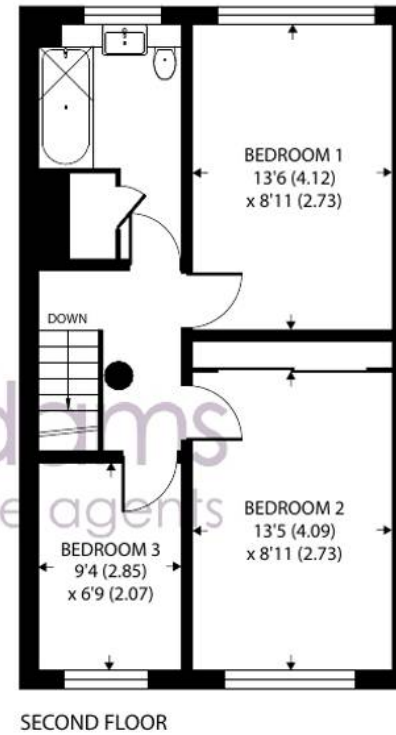
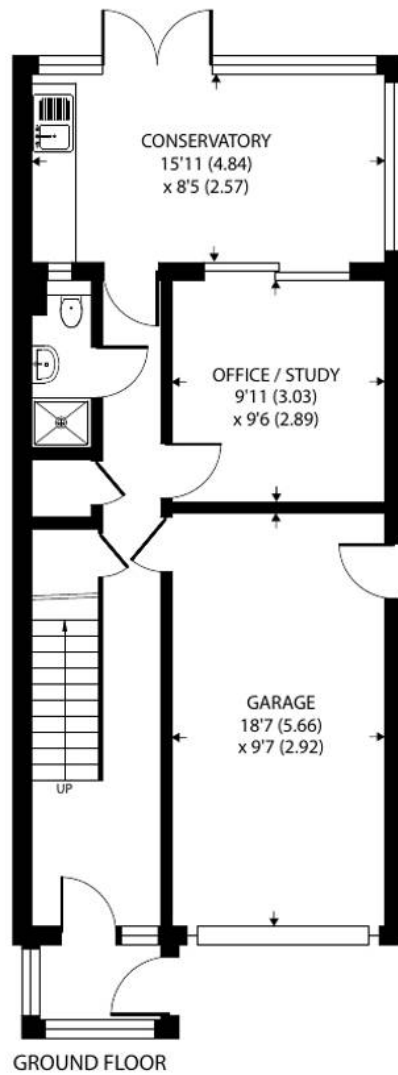
Selsey, Chichester

This three-story townhouse boasts sea views and offers flexible accommodation with 3/4 bedrooms. Perfectly blending style and functionality, the property encompasses a ground floor shower room and a top floor bathroom for added convenience. Additionally on the ground floor there is a 4th bedroom/study and conservatory, creating a seamless flow between indoor and outdoor living spaces.

The heart of the home lies in the spacious living room, which features a charming balcony overlooking the sea - an ideal spot to unwind and enjoy the view. Adjacent to the living room is a kitchen dining room equipped with ample storage space. The property also benefits from gas central heating and a log burner, ensuring year-round comfort and warmth.

Parking will never be an issue with a driveway that accommodates 2 cars and a garage, providing secure storage for vehicles and additional belongings. Situated in a great location, this townhouse offers easy access to the beach, shops, and bus route, making every-day errands and leisure activities a breeze. Whether you're seeking a peaceful retreat or a convenient urban lifestyle, this property caters to all your needs and desires.





Approximate Area = 1358 sq ft / 126.1 sq m  
 Garage = 178 sq ft / 16.5 sq m  
 Outbuilding = 72 sq ft / 6.7 sq m  
 Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale





# 94 Beach Road

Selsey, Chichester

Townhouse with 3/4 bedrooms & sea views, flexible accommodation, shower room and bathroom. Living room with balcony, kitchen dining room, conservatory, driveway, garage. Close to beach, shops, and bus route. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three story town house with seaview
- Flexible accommodation with 3/4 bedrooms
- Ground floor shower room and top floor bathroom
- Living room with balcony and seaview
- Conservatory
- Kitchen dining room
- Gas central heating and hob burner
- Driveway for 2 cars and garage
- Close proximity to the beach, shops and bus route





## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.