



Offers Over £1,100,000
Pasqua, 141 East Beach Road, Selsey, PO20 0HA





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Situated in the desired 'Park Lane' area of Selsey's East Beach is this fantastic 5-bedroom, open-plan, upside-down living, detached Beach House being sold with no onward chain.

Pasqua comes highly equipped with a Large South facing, first floor balcony which has commanding views over the Beach, the entrance to Pagham Harbour and the Sussex Coastline. A generous 1733 sqft of accommodation is spread over two floors with the ground floor comprising 4 bedrooms, a new family bathroom with a separate shower and a large ground floor kitchen/utility room. Ascending to the first floor you arrive to a large open-plan kitchen/living room with dual balconies and is primed to take advantage of the sweeping Sea views. Adjoining the living room is the First floor Principal bedroom which enjoys separate doors to the South facing balcony and a new ensuite shower room providing a perfect Owners Suite.

The property sits in lawned gardens measuring 0.2 acres which extends right up to the Seawall. This presents the perfect landscaping opportunity to create a beautiful beachside shelter and dining area which would maximise this unique feature. To the rear there is parking for one car in the single garage with further parking available on the driveway and street parking on Newfield Road.

Gas central heating
Mains services
Council Tax Band F

Ground Floor

Porch: Steps and Disability friendly ramp up to front door.

Entrance Hall: Stairs with multiple storage cupboards, Views through the property to the Sea, Snug/reception room area.

Bedroom 5: (N) Radiator

Bedroom 2: (N) Built in wardrobe cupboards, Radiator, Window overlooking garden.

Kitchen 2/Utility: Tiled flooring, off-white kitchen units, Wooden Clothes Maid, Electric oven and grill, Electric hob, extractor fan, boiler, radiator.

Family Bathroom: inset tiled bath, wooden flooring, Shower cubicle, WC, basin, heated towel rail and mirror.

Bedroom 3: (S) Sea views, built in wardrobe cupboards, radiator.

Bedroom 4: (S) Sea views, built in Wardrobe and shelves, radiator.

First Floor

Open-plan Kitchen/Living/Dining Room: (S) Two sets of sliding doors onto a Large South facing balcony with panoramic sea views, sliding door leading onto a North facing balcony, Titled kitchen with L-shaped units, electric oven, gas hob, extractor, sink and freestanding dishwasher.

Principal Bedroom: (S) Sliding door onto South facing garden, built in wardrobe cupboard, radiator.

Ensuite Bathroom: Bath with mounted or handheld shower, shower screen, WC, inset basin, heated towel rail.

Outside: Lawned rear and front gardens measuring 0.2 acres and extending up to the sea wall. Parking for 2 cars in the garage and driveway.

Viewing by appointment only- 01243 672217









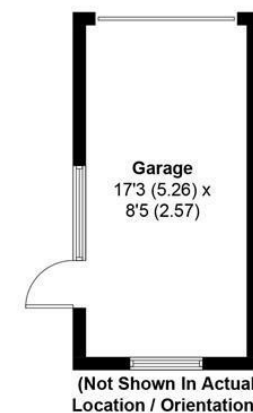
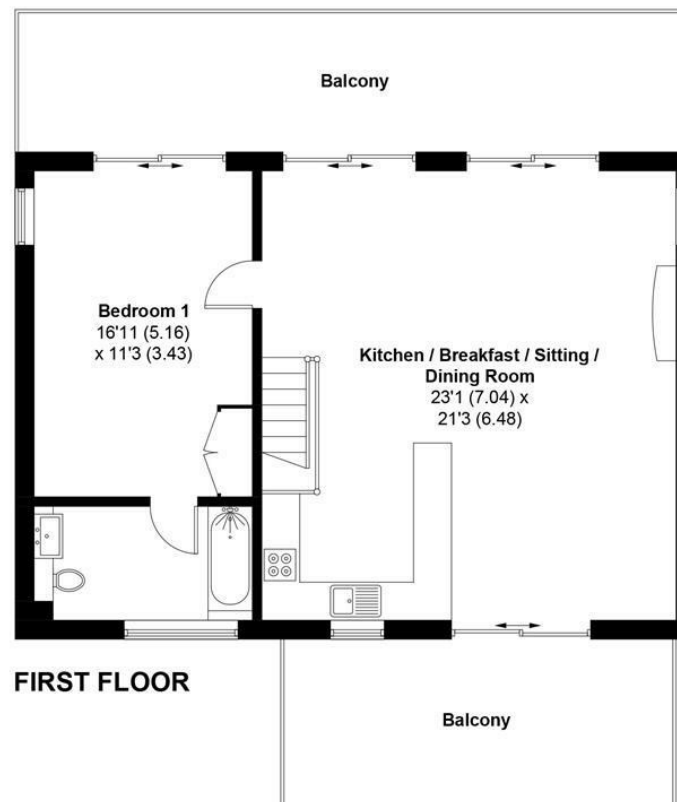
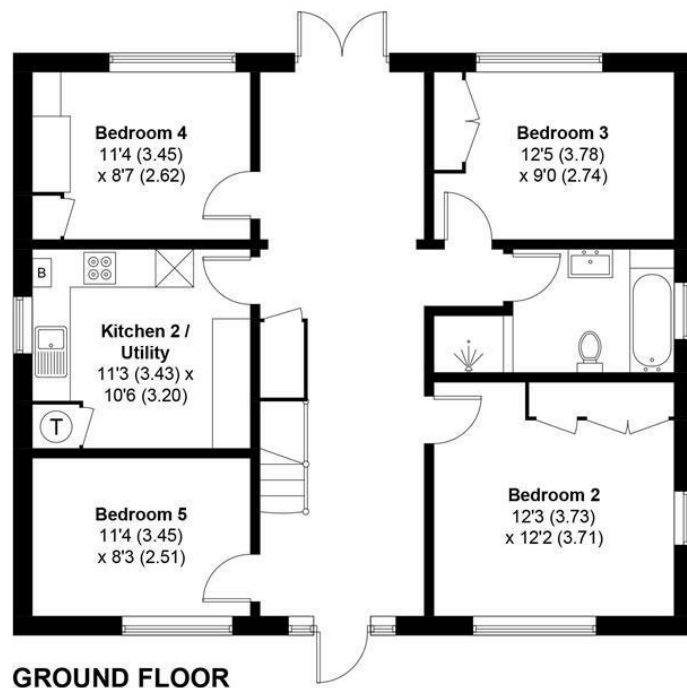


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APPROXIMATE GROSS INTERNAL AREA = 1733 SQ FT / 161.0 SQ M

GARAGE = 144 SQ FT / 13.4 SQ M

TOTAL = 1877 SQ FT / 174.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1126007)

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