Selbon
Simply Different

Danefield Road, Selsey, Chichester,
West Sussex, PO20 9DA
Guide price £900,000

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01252 979300
Selbonproperty.co.uk

Selbon Estate Agents are delighted to offer this unique detached beachside house, with far reaching views over the foreshore to the Solent and Isle of Wight to the south and the coast of Portsmouth to the west.

Driving into Danefield Road, you are met with uninterrupted views of the sea. Turning left at the end, over an unmade road, you will arrive at the 5 bar gate of Tamarisk, giving access to the extensive gravelled driveway.

By this point, you can see you are in for a real treat, with this wonderful hidden retreat.

The unique nature of the home, throughout the main house and an annexe studio, will open your mind to the many variations of potential living combinations the property offers.

The only way to fully appreciate the features of the house and its spectacular position, is for you to come along for your personal visit.

- Detached Beachside Home
- 3 Bedrooms & 3 Bathrooms (Main House)
- Kitchen & Further Reception Area
- Detached Garage & Storage Room
- Views Over The Solent & Isle Of Wight
- Ideal Family Home Or Holiday Let Opportunity
- Mezzanine Lounge With Velux Windows
- Rear Annexe With Bedroom & Bathroom
- Extensive Driveway Offering Ample Parking
- No Onward Chain

Description:

The property has most recently been used as a family beach retreat. The additional annexe studio allows for large family holidays, making it a great home for socialising.

The property is approached by way of an unmade road alongside the beach front, leading to a gated, shingle driveway with ample parking and a detached garage, all surrounded by mature tamarisk trees.

The light, spacious entrance hall leads through to a solid oak floored, open plan living area, with vaulted kitchen fitted out in Fired Earth and stainless steel, looking out through double glazed French doors to the secluded courtyard rear garden.

The central sitting area, with log burning stove, is flanked by three double bedrooms. The main bedroom has an en-suite shower room. The other bedrooms are served by a separate shower room and a family bathroom.

There is a pantry style hallway leading to the utility room, containing washing machine, tumble dryer, fridge/freezer and cupboard, housing the boiler.

The stairs lead to a mezzanine level, relaxing, tv/lounge area, with spectacular sea views and breath-taking sunsets. The opening Velux balcony window allows the peaceful sounds of the sea to permeate the room; and little traffic noise!

The detached garage has one side as a single garage with wooden outer doors and double glazed inner doors, the other side also has wooden and double glazed doors and is currently used as a storage area.

The detached annexe in the rear garden has a double bedroom, inner hallway, bathroom and bi-folding doors, opening out to the courtyard.

Further benefits include gas radiator heating, double glazed windows (except one window), a low maintenance courtyard style rear garden with gated rear and side access, ample driveway parking

Offered with no onward chain, we would highly recommend a viewing to fully appreciate this fabulous home.

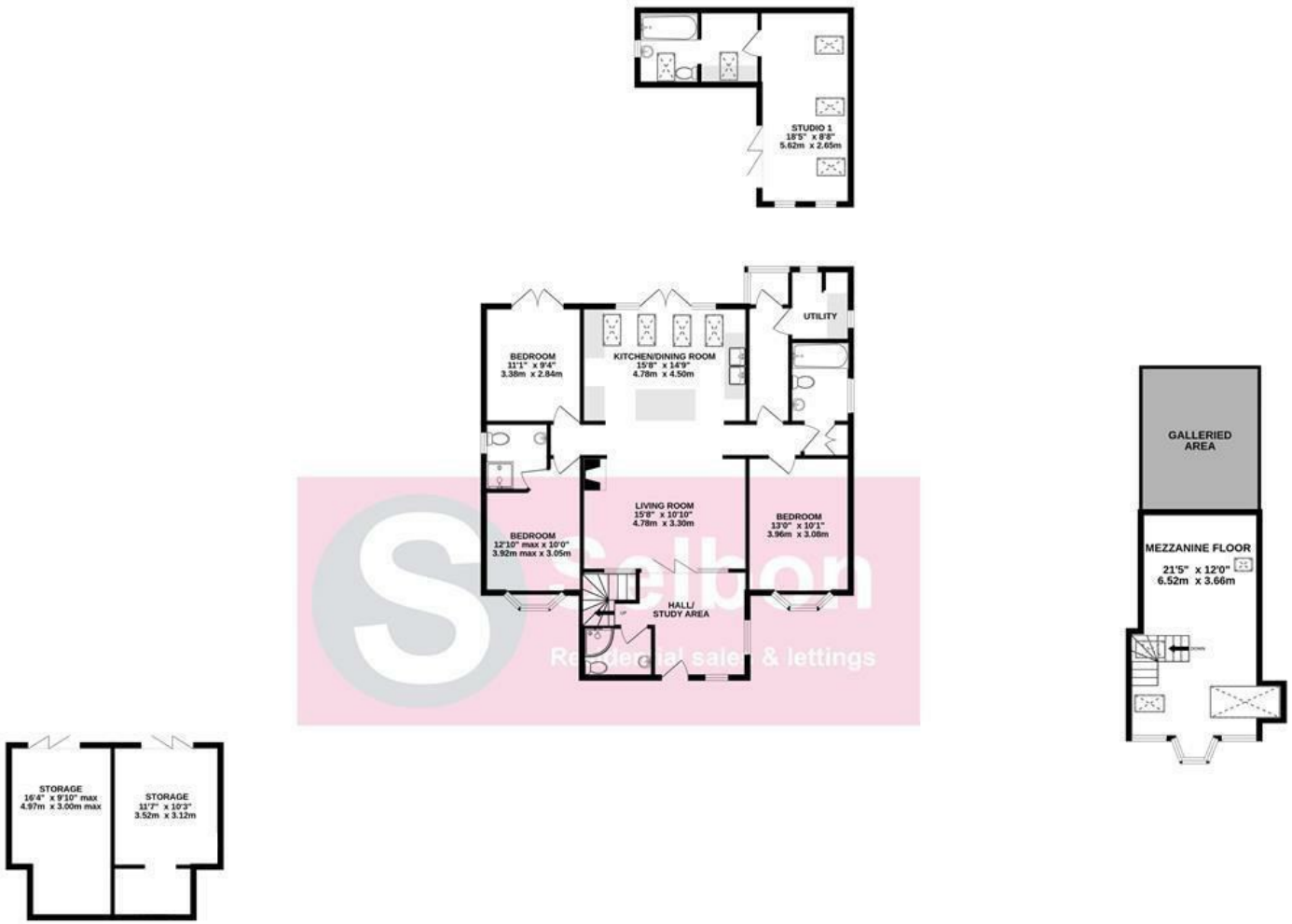
Location:

Selsey Town offers a good range of local shopping facilities, several churches and a number of pubs and restaurants. The Cathedral City of Chichester offers a comprehensive range of amenities, arranged partly in a pedestrian precinct. Cultural and recreational activities include the internationally known Festival Theatre, Pallant House Gallery, Westgate Sports Centre and the annual Festivities centred on the Cathedral. A mainline station provides a regular service to London Victoria (1 hr 40 mins) and the A27 coastal road provides access to other coastal resorts and the south west. Apart from bathing and windsurfing from the nearby beaches, other sporting activities in the area include sailing on Chichester Harbour, a number of golf courses including one at Selsey itself, horse racing at Goodwood and Fontwell Park, and walking and riding in the South Downs countryside.

Agents Note:

In accordance with section 21 of the 1979 estate agents act, we declare that the vendors of this home, are relatives of the directors of Selbon Estate Agents.

SONY



Selbon
Residential sales & lettings

TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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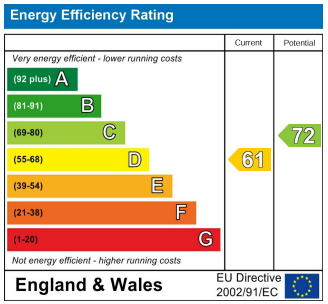
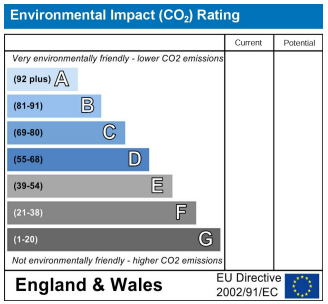
Area Map

Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: E

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