



Astons
of Sussex
Residential Sales & Lettings

Halcyon Place

Halcyon Place, 29 Coney Six, East Wittering, PO20 8DL



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Guide Price £1,775,000

Enjoying an enviable and rarely available position on the sea front within the Coney Six private beach estate, Halcyon Place is a substantial detached home offering spectacular coastal views, direct access to the beach, and a wonderful sense of peace and privacy. Tucked away at the very end of the private road, the property occupies one of the estate's finest plots - both discreet and directly connected to the shoreline, creating a setting that is as private as it is beautiful.

This much-loved home has been carefully maintained by the current owner and now presents a unique opportunity for a new buyer to modernise, reconfigure, or simply enjoy as is. Properties in this exclusive enclave are seldom brought to market, particularly those in such a front line position, and Halcyon Place represents an exceptional chance to secure a coastal residence of genuine rarity.

The accommodation extends to 2,456 sq ft and is arranged across two spacious floors. A welcoming entrance hall sets the tone, with doors leading to the main living areas. The principal reception room is a generous 23'7" sitting/dining room, enjoying a dual aspect and offering ample space for entertaining or day-to-day family life.

To one side of the hall lies the kitchen, fitted with a range of traditionally styled cabinetry, solid timber work tops, a useful breakfast bar, and space for freestanding appliances.





This room is as functional as it is characterful, with scope for future reconfiguration or extension if desired. Double doors from the kitchen lead into a delightful triple-aspect garden room - an ideal spot for reading, relaxing or enjoying a quiet breakfast whilst overlooking the front garden.

The ground floor also includes three well-proportioned bedrooms, each with fitted furniture or built-in storage, and a family bathroom with bath and overhead shower.

Upstairs, the accommodation continues with two further double bedrooms, a study, and a modern shower room. The stand out space on this level is undoubtedly the sea facing bedroom, which opens onto a wide private balcony - perfect for enjoying sweeping views over the beach and out to sea. This room has also been used as a second sitting room in the summer months, capturing the light and atmosphere of its exceptional setting.

The gardens are mature and private, with established tamarisk trees offering gentle screening without obstructing the sense of openness and coastal air. To the front, a gravelled driveway provides ample parking and leads to a detached out building, cleverly converted to provide a home office with a separate storage area to the front behind an up-and-over door, ideal for bikes, tools, or beach equipment.

But it is the rear of the property that truly sets this home apart. There is no promenade, road or footpath - just dunes, sky, and direct access onto the beach from your own garden gate.

Whether as a full-time residence, weekend getaway or multi-generational family home, Halcyon Place offers the rarest combination of location, potential and uninterrupted coastal beauty. Early viewing is strongly advised to fully appreciate this exceptional offering.

Tenure Freehold | **Council Tax** Band G | **EPC** D

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

£100 per annum contribution to the Coney Six road fund committee.

What3words
boomers.glove.indicated



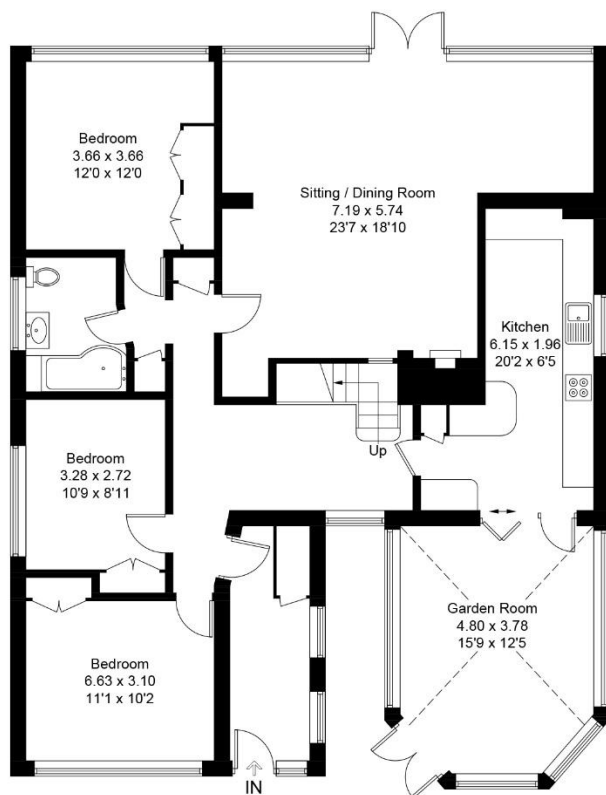


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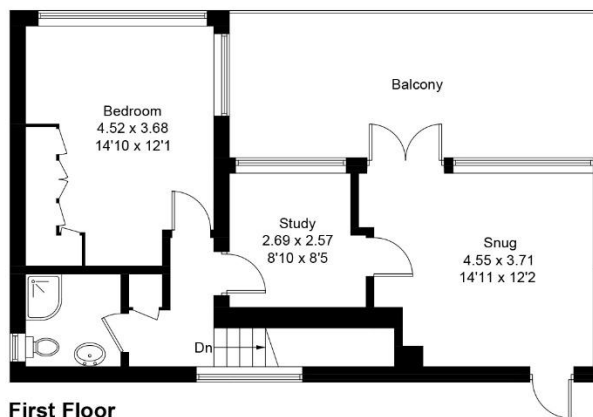
Approximate Gross Internal Area = 192.9 sq m / 2076 sq ft

Outbuilding = 35.3 sq m / 380 sq ft

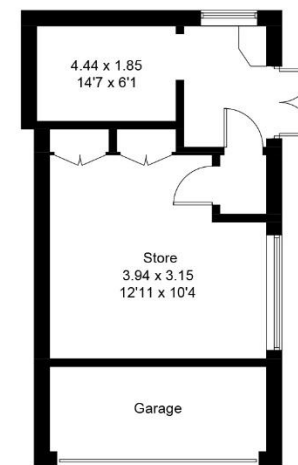
Total = 228.2 sq m / 2456 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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