



Guide Price £550,000

The Nutshell, 173 East Beach Road, Selsey, Chichester, PO20 9BS





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A superbly rare opportunity to acquire a highly desired plot along Selsey's East beach currently occupied by an original Rail carriage construction bungalow. The plot is located towards the end of the sought after East Beach Private Road and close to the exclusive area of Park Copes. This amazing plot also includes ownership over a private section of the shoreline up to the mean high water line.

The property itself is constructed of a 3rd class rail carriage providing a quirky but unique residence offering supreme charm and in a tranquil seaside setting.

The plot measures 0.33 acres across the private, enclosed gardens and private section of the pebbled beach and provides someone with an excellent development opportunity to create a dream seaside residence or second home (STPP). Please note the property does have a TPO.

This particular part of Selsey's East Beach is extremely peaceful and benefits from exceptionally clear and calm water which are excellent for bathing. Located just a short walk further East there is access to picturesque Bluebell woods and the Pagham Harbour RSPB Nature Reserve.







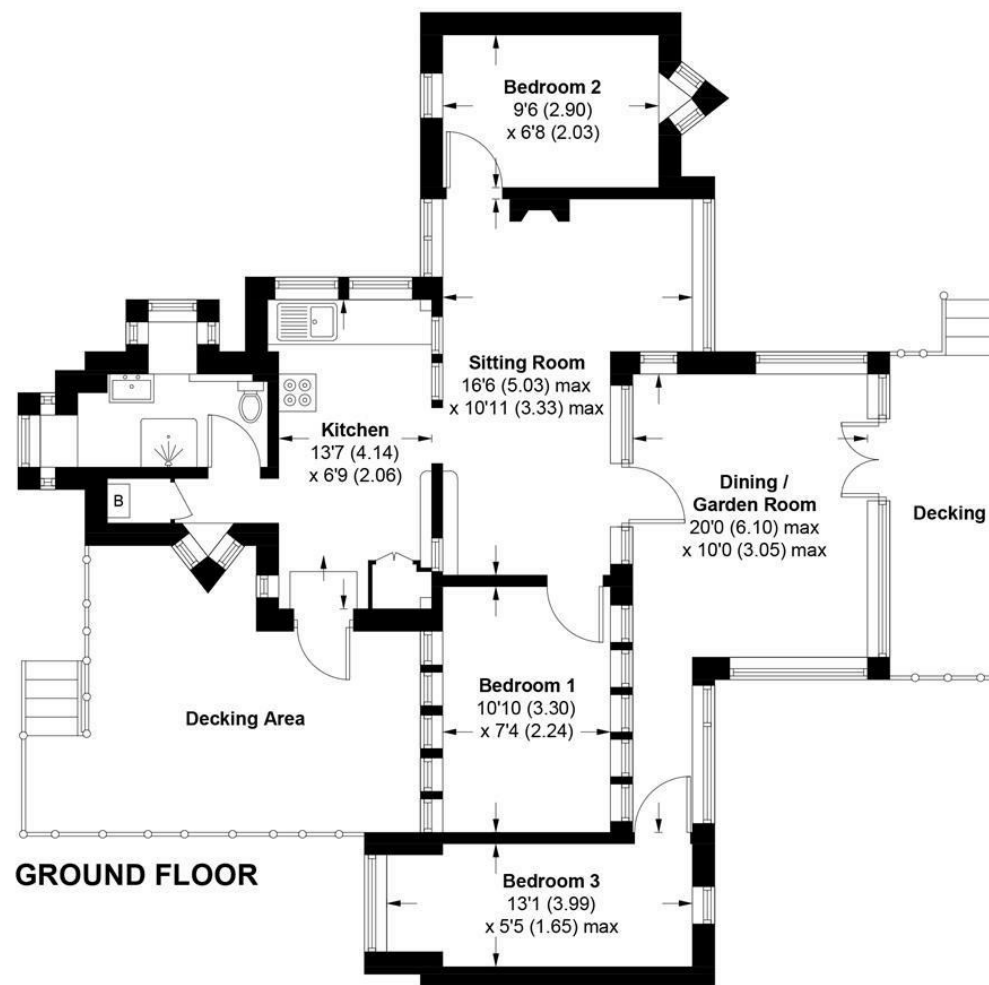




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APPROXIMATE GROSS INTERNAL AREA = 703 SQ FT / 65.3 SQ M



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. (ID1295502)

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