



111 East Beach Road, Selsey PO20 0HA

Sea facing detached house with panoramic views and spacious rooms with NO onward chain.



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- ▶ Sea Facing House
- ▶ Generous Size Rooms
- ▶ Two Garages
- ▶ Owns The Land To High Tide
- ▶ Panoramic Sea Views
- ▶ Master Suite With Balcony
- ▶ Off Road Parking

Located on the eastern side of Selsey in a direct sea facing position is this spacious three/four bedroom detached home with panoramic sea views and high tide ownership.

Set within it's own gardens to the front & rear that are laid to lawn with flower borders, decked and patio seating areas.

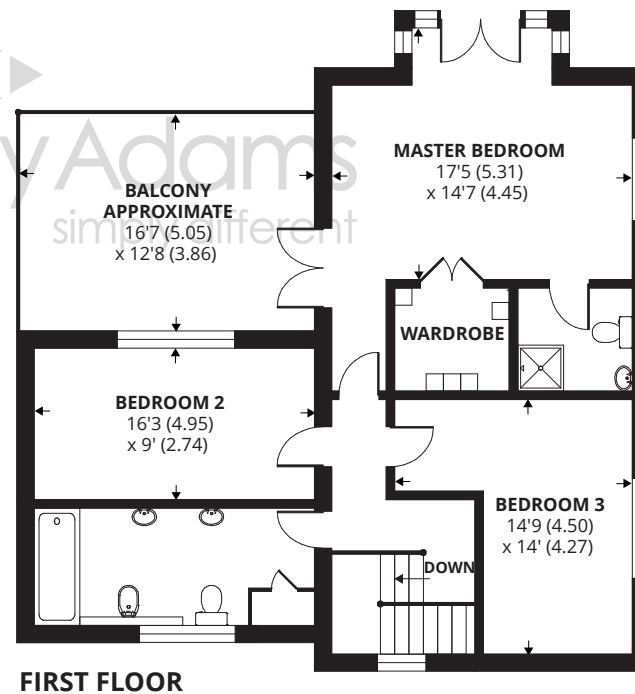
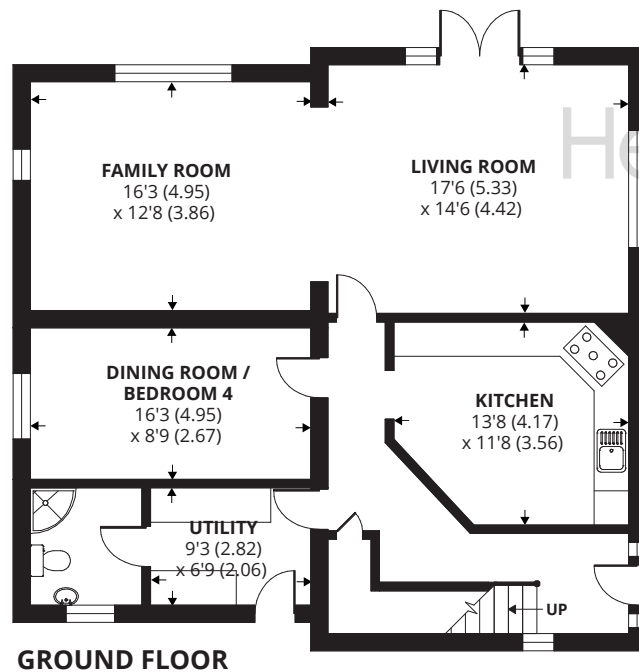
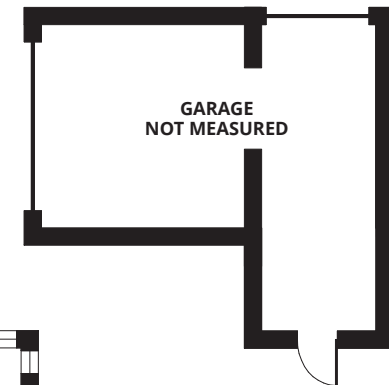
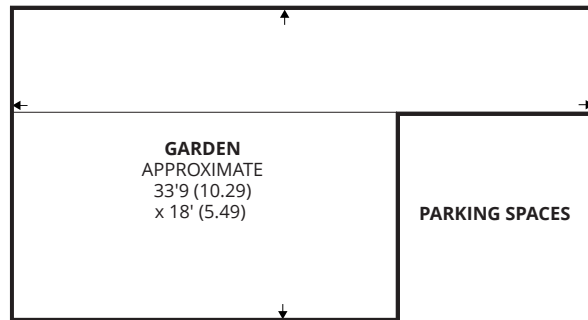
The property has a double glazed door opening to the entrance hall where stairs lead to the 1st floor and doors lead to the principal rooms. Having been built as a 'one off' in the late 80's early 90's the house affords generous room sizes with the ground floor accommodation comprising living room with sea glimpse and wall mounted Bang & Olufsen stereo that is plumbed through to the kitchen, family room, dining room/bedroom 4, utility room and shower room.

On the 1st floor of the home there is a generous (16ft x 6ft 10) family bathroom and three double bedrooms with the master bedroom enjoying not only an en-suite shower room but also panoramic sea views, access to a balcony and a walk in wardrobe. Both of the other bedrooms also enjoy the sea views.

To the front of the property there is an area of hard-standing providing off road parking for 3 cars and split level garden with the 1st level laid to lawn and the top level laid to stone. To the rear of the house there are 2 garages both with light & power along with an area for parking and double wooden gates opening into the rear garden.



APPROX. GROSS INTERNAL FLOOR AREA 1996 SQ FT 185.4 SQ METRES (EXCLUDES GARAGE)



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.

Directions

From our office in the High Street, turn right into East Street and left into Manor Road, Turn right into Beach Road and at the junction bear left into East Beach Road, continue along the unmade part of the road and the property can be found on the left hand side.

Location

Selsey is still very much a traditional seaside village, with the main High Street offering an array of shops and restaurants, with schools, doctors and dentist, whilst to the eastern side a smaller parade of shops also caters for everyday life.

For those wanting the main city shops an excellent regular bus service takes you to the Cathedral City of Chichester with its larger stores, Festival Theatre and mainline railway station with links to London.

With beautiful walks, a wetland wildlife area and some of the South's most popular beaches on its doorstep, Selsey makes an ideal place to live or retire to for a more relaxed pace of life.

