



Harvest Moon, 101 East Beach Road, Selwey, Chichester,
West Sussex

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Harvest Moon, 101 East Beach Road, Selsey, Chichester, West Sussex PO20 0EZ

With contemporary presentation, a detached seaside property, on the shoreline and enjoying stunning Channel views

Birdham Pool & Chichester Marinas 7 miles,
Chichester Railway Station 8 miles, Goodwood
11 miles, Portsmouth International Port 24 miles,
Brighton 40 miles

Reception hall | Reception room | Garden room
Sitting room | Kitchen/breakfast room | Principal
bedroom with en suite shower room | Bedroom
2 | Bed 3/study | Family bathroom | Shower
room | Roof terrace | Studio outbuilding | Off-
road parking | Garden | EPC rating C

The property

Harvest Moon offers enhanced, stylish and versatile accommodation, with its fresh, white décor and light-filled rooms generating an oasis of calm sophistication. The design of the interiors provides a relaxed, open ambience, with the aesthetic of wood floor covering creating a pleasing sense of cohesion across the accommodation. The ground floor reception room offers a sociable setting with ease of zoning for dining and an adjoining seating space, and bi-folding doors allow a seamless connection to the garden. An open aperture links to the sleek kitchen which features light-reflecting, white gloss cabinetry, topped with wooden work surfaces, whilst the adjacent garden room has two walls of glass which blur the boundary between inside and outside. A restful sitting room on the first floor, enjoys elevated vistas, with skylight windows and floor-to-ceiling glazing at the apex enhancing the illumination, whilst the French doors provide an

easy transition onto a roof terrace. With a south-east facing aspect, this glorious outdoor setting affords a convivial extension of the inside living environment to the outside.

Sleeping quarters are available on the lower and upper levels, with the flexibility to provide additional reception spaces. In a tucked-away position, the principal en suite room on the ground floor, is adjacent to the garden room, offering a luxurious, secluded retreat with doors giving direct access to the garden. A beautifully appointed family bathroom is situated on the ground floor, with a modern shower room on the floor above. In addition to its excellent lock-up-and-leave and holiday-let credentials, the adaptable layout of Harvest Moon provides a smart home perfectly suited to modern lifestyles.

Outside

Occupying a corner plot, with boundaries of clipped evergreen hedging and slatted fence panels backed by mimosa trees, the garden at the property offers an outdoor sanctuary with the privacy of enclosure and areas of paving providing opportunities for al fresco dining and relaxation.

A generous decked platform can be accessed directly, via double doors, from the versatile-use studio outbuilding which provides a sheltered spot to enjoy the garden throughout the seasons.

In conjunction with the elevated setting of the roof terrace, the property offers the perfect amount of easy-to-maintain outdoor space for entertaining, relaxation and to revel in this blissful seaside home.

Location

Harvest Moon enjoys an idyllic shoreside setting in the heart of the charming seaside town of Selsey, which is famed for its Selsey Crab, and its fishing heritage. Every day amenities are provided in the town, including supermarkets, pubs and eateries, and recreational activities, while a comprehensive range of shopping, cultural and leisure facilities are available in Chichester.





Floorplans

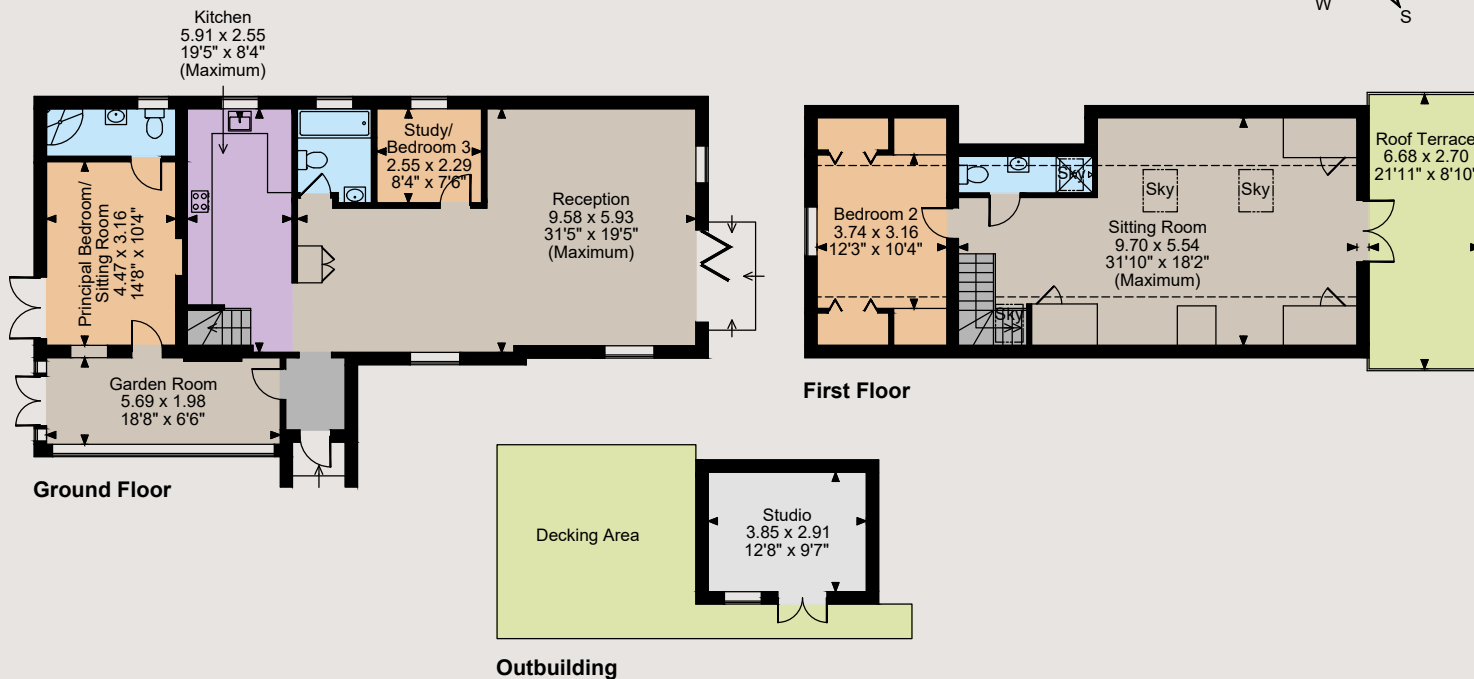
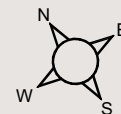
Main house internal area 1,628 sq ft (151 sq m)

Outbuilding internal area 121 sq ft (11 sq m)

Roof terrace external area 194 sq ft (18 sq m)

Total internal area 1,749 sq ft (162 sq m)

For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From the A27, exit onto the B2145 and follow the road for approximately 6.6 miles, through Hunston and Sidlesham, into Selsey. At the roundabout, take the 1st exit to join Manor Road and then take the left turn onto Beach Road which links to East Beach Road where the property will be found on the left on the corner with Gill Way.

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

Agents note: Solar panels are installed at the property

Council Tax: Band E

Tenure: Freehold

Guide Price: £695,000

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