 Waterside

179 East Beach Road, Selsey, West Sussex

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**STRUTT
& PARKER**

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179 East Beach Road, Selsey, Chichester, West Sussex PO20 9BS

A splendid, detached property in a beachside location, with attractive accommodation and stunning sea views

Selsey town centre 1.5 miles, Chichester mainline station 8.4 miles (93 minutes to London Victoria), Chichester city centre 8.6 miles, A3(M) (Jct 5) 19.2 miles

Reception room | Dining room/sitting room
Breakfast area | Kitchen | Utility | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite bathroom | Study/bedroom 5 | 2 family bathrooms | Garage
Gardens | EPC rating C

The property

This impressive family home offers flexible accommodation to provide up to five bedrooms and spacious, light and well-presented reception rooms which are located on the first floor to make the most of the stunning sea views.

The main first-floor reception room is the open-plan kitchen, dining room and sitting room, which has sliding glass doors opening onto an elevated terrace with impressive sea views. With its part-vaulted ceiling, this airy living and entertaining space provides space for a dining table and seating area alongside a lift for easy access from the ground level,.

The kitchen has plenty of storage space and integrated appliances, while to the rear there is a breakfast area with Juliette balcony for informal dining. Also on the first floor there is a well-proportioned sitting room which has access to the elevated terrace, a bathroom and a study, which could be used as a bedroom, if required.

The four main bedrooms are all found on the ground floor. They include the generous principal bedroom with fitted storage and en suite bathroom. The second bedroom is also en suite, while the third bedroom has access to the utility room at the rear. The fourth bedroom is also well proportioned and features a bay window overlooking the rear garden. There is also a large family bathroom on the ground floor with a separate shower unit.

Outside

At the front of the property, the garden is mostly laid to lawn with border hedgerow and a gravel driveway, with a pathway meandering to the lane and shoreline beyond.

Also at the front is an area of paved terracing accessed via sliding glass doors from the ground floor principal bedroom, while the upper terrace provides a sunny vantage point for taking in the splendid views across the beach and out to sea.

The driveway provides plenty of parking space and access to the detached garage and garden to the rear.

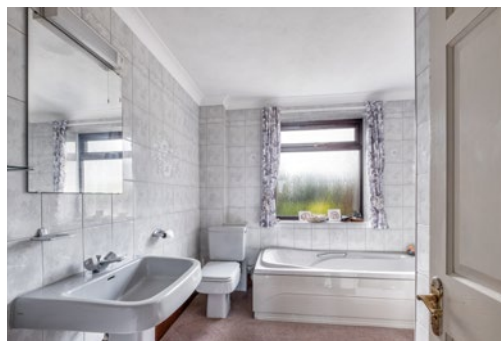


Location

The property is idyllically situated in a tranquil, unspoilt setting with panoramic sea views. The seaside town of Selsey sits at the southernmost tip of the Manhood Peninsula, surrounded by extensive nature reserves and Areas of Outstanding Natural Beauty. Famed for its Selsey Crab, the town has a proud fishing heritage, as well as miles of natural beaches offering a huge variety of wildlife, with the RSPB reserves of Pagham Harbour and Medmerry being home to countless species of birds and wildfowl. Selsey provides a wealth of everyday amenities including a choice of independent shops, good supermarkets, leisure centre and other facilities.

The historic cathedral city of Chichester is easily accessible less than 10 miles to the north, with its extensive range of shopping, leisure and cultural facilities, including the renowned Chichester Festival Theatre, Pallant House Gallery, New Park Road cinema and extensive dining options. Horse racing and motoring events can be found at Goodwood to the north of the Chichester, along with a Health Club and golf course. The city also offers a mainline railway station with services to London Victoria via Gatwick (approximately 90 minutes) and the A27 provides access to Brighton the east and Southampton to the west.

Primary and secondary schooling is available in Selsey, with independent schools in the vicinity including Westbourne House and the Prebendal School.



Floorplans

Main house internal area 2,238 sq ft (208 sq m)

Garage internal area 282 sq ft (26 sq m)

Main house internal area 207 sq ft (19 sq m)

For identification purposes only.



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

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Directions

From the A27 take the roundabout exit towards Selsey. At the roundabout in Selsey, take the second exit onto Manor Road. After half a mile, turn left onto Beach Road, then continue onto East Beach Road. Follow East Beach Road for three quarters of a mile, and you will find the property on the left-hand side.

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, drainage and water.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,195,000

Chichester

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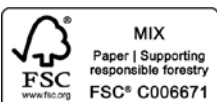
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