



## 71 East Beach Road, Selsey, PO20 0ES

Direct sea facing home with panoramic views of the English Channel and NO onward chain.



- ▶ **Sea Front Location**
- ▶ **Two 1st Floor & 1 Ground Floor Bedroom**
- ▶ **No Onward Chain**
- ▶ **Sea View From 1st Floor**
- ▶ **Driveway & Detached Garage**

Occupying a sea facing position on the Eastern side of Selsey is this detached 2/3 bedroom house offered with NO onward chain and views of the sea.

The front of the property is enclosed by fence and hedging with a footpath leading to a double glazed door opening to the enclosed entrance porch, which in turn has a further door into the property.

With accommodation comprising; 22ft living room and sun room along the front of the property, dining room/bedroom 3, kitchen, ground floor bathroom, 2 1st floor double bedrooms with the one at the front enjoying an enclosed veranda and panoramic sea views.

In addition to the accommodation the property benefits from high ceilings and picture rails on the ground floor, double glazing and gas central heating.

Externally the rear garden extends to approximately 55ft and is mainly laid to lawn with a shingle covered area, access to the driveway which runs along the side of the house and provides off road parking for several cars. Furthermore there is a detached garage with workshop/storage area attached the back of it.

**View from bedroom one**



## View from bedroom one



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.

## Room Measurements

Entrance Porch - 10'8 (3.25m) x 3'2 (.97m)

Living Room - 22'6 (6.86m) x 11'11 (3.63m)

Sun Room - 22' (6.71m) x 3'9 (1.14m)

Kitchen - 10' (3.05m) x 8'8 (2.64m)

Dining Room/Bedroom Three - 16'3 (4.95m) x 9'9 (2.97m) narrowing to 7'5"

Bedroom One - 15'4 (4.67m) x 12' (3.66m)

Enclosed Veranda - 12' (3.66m) x 3'6 (1.07m) plus recess

Bedroom Two - 12' (3.66m) x 10'3 (3.12m)

Detached Garage- 16'1 (4.9m) x 8'8 (2.64m)

Rear Garden - 55' (16.76m) x 30' (9.14m)

## 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 past the duck pond on your right 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.

27/07/2020

