



37 East Beach Road, Selsey, PO20 0ER

Guide Price **£450,000** Freehold

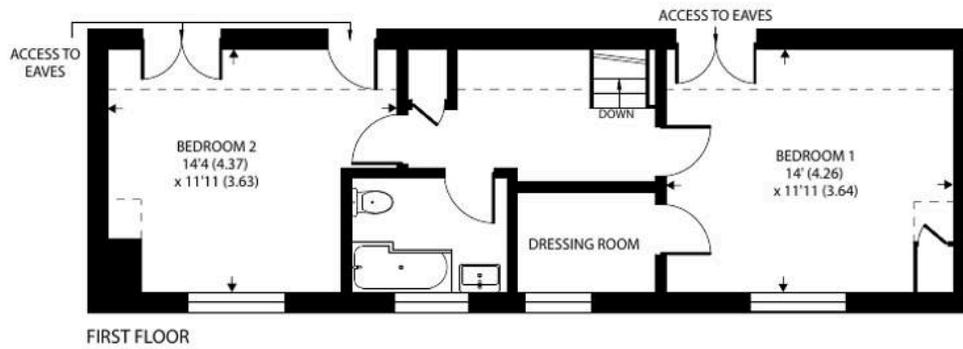
37 East Beach Road

Selsey, Chichester

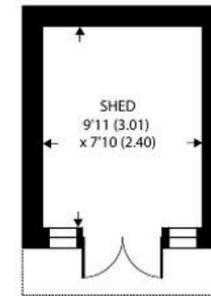
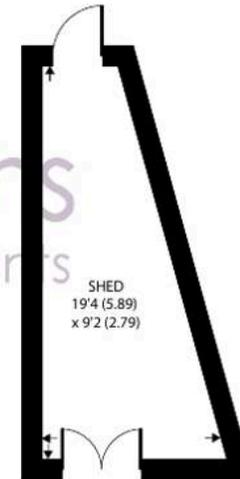
This deceptive, detached chalet style home offers spacious and flexible accommodation, making it ideal for a variety of lifestyles. Located within 400m of the beach and currently arranged as a main residence with an annexe (all under one roof), the property features four well-proportioned bedrooms, two versatile reception rooms, a ground floor shower room and a first floor family bathroom. The living spaces are light and airy, with a conservatory providing an attractive spot to relax and enjoy the garden. The layout allows for easy adaption to suit multi-generational living, a larger family or home working needs. The property benefits from off road parking for three cars and is situated within close proximity to local shops, the beach and the bus route, ensuring convenience for daily life and leisure.

Outside, a decked seating area sits adjacent to the property and continues in an I-shaped layout, providing the perfect setting for outdoor dining or entertaining guests. The remainder of the garden is laid to lawn, offering space for children to play or for keen gardeners to enjoy, and features a wooden summer house for additional storage or use as a hobby room. To the side of the property is an extra area of garden laid to stone, which further enhances the versatility of the outdoor space. Off road parking is provided at the front and leads to a wooden shed/workshop, offering excellent storage or workspace options.





Denotes restricted head height



Approximate Area = 1662 sq ft / 154.4 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Outbuilding = 203 sq ft / 18.8 sq m
 Total = 1950 sq ft / 181 sq m

For identification only - Not to scale





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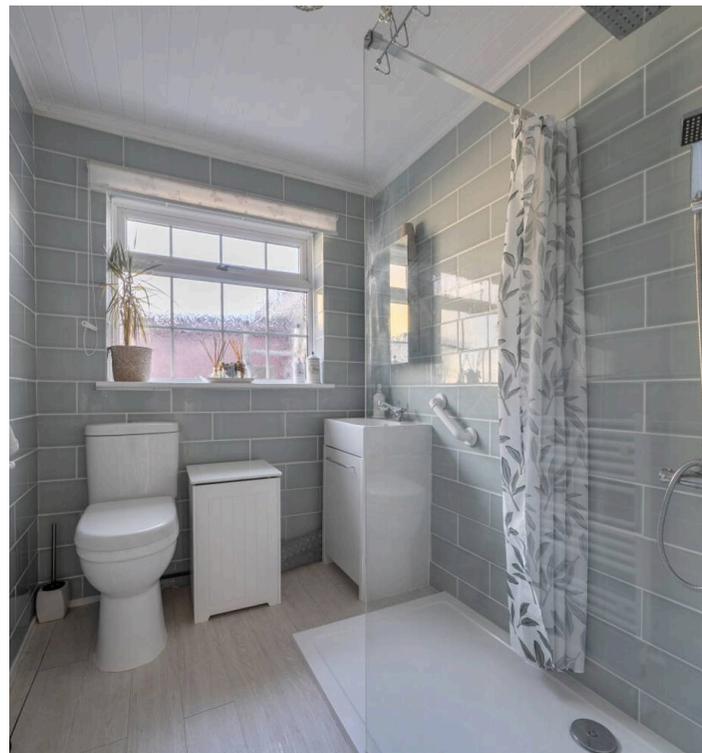
Selsey, Chichester

Spacious 4-bed detached chalet with flexible accommodation. Currently arranged as main home with annexe, 400m from the beach. 2 receptions, conservatory, 2 bathrooms, off-road parking. Close to amenities.

Council Tax band: D

EPC Energy Efficiency Rating: D

- Deceptive, detached chalet style home
- Four bedrooms
- Two reception rooms
- Ground floor shower room and 1st floor bathroom
- Flexible accommodation, currently arranged as main home with annexe (all under one roof)
- Conservatory
- Views over the east beach duck pond
- Off road parking for 3 cars
- Close proximity to shops, beach and the bus route





Henry Adams - Selsey

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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.