



9 Beacon Drive, Selsey, PO20 0TW

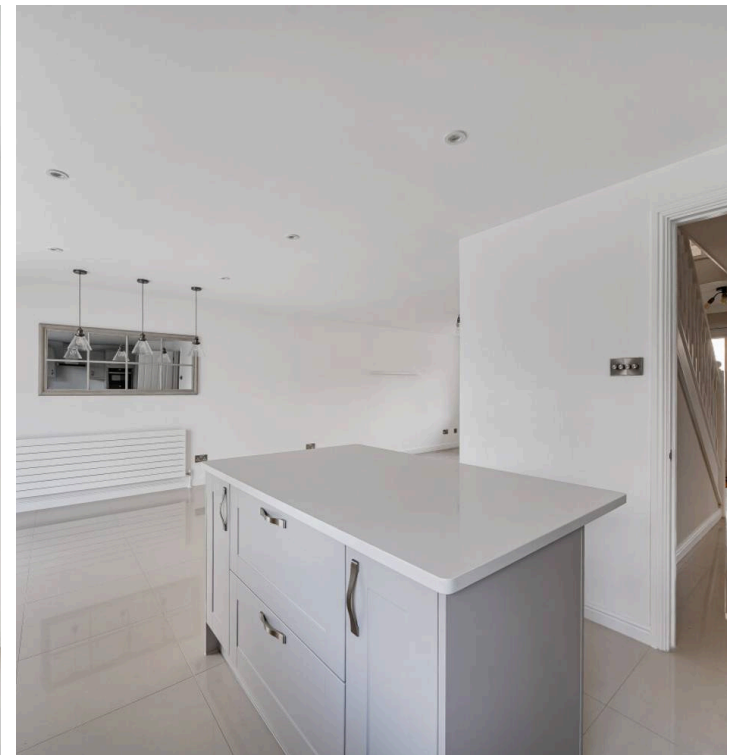
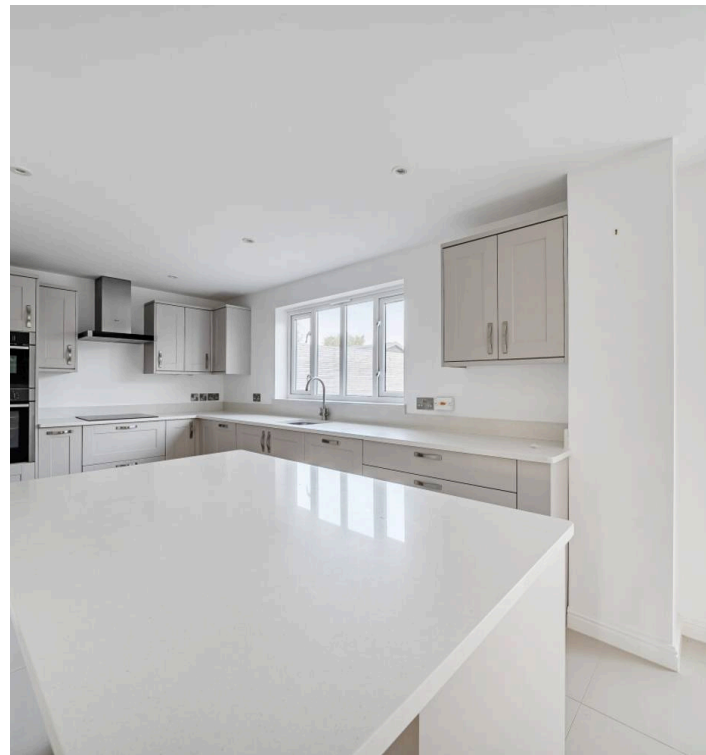
Guide Price **£575,000** Freehold

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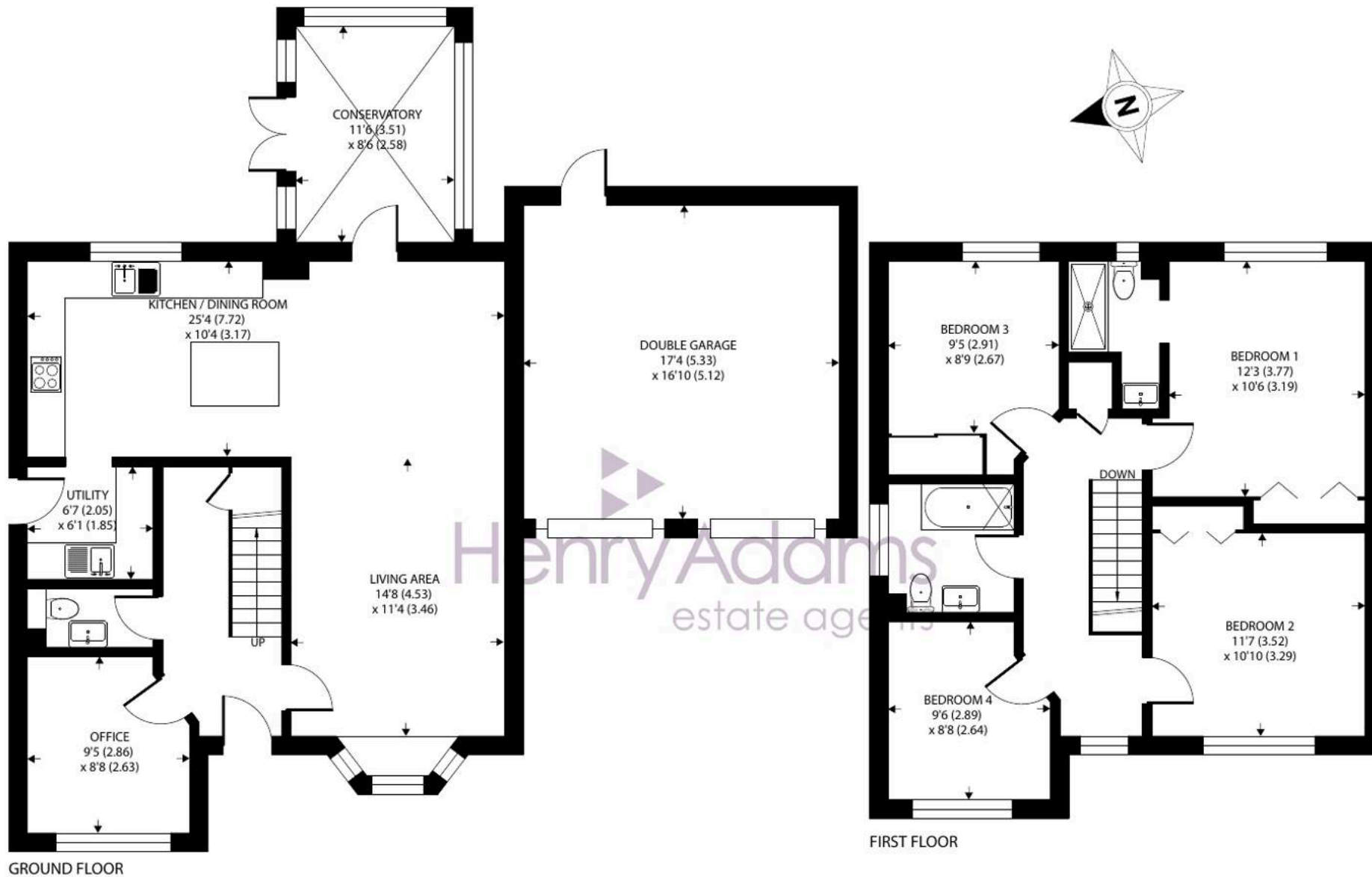
Selsey, Chichester

This beautifully presented detached house offers an exceptional opportunity to acquire a spacious and modern family home in a highly sought-after coastal location, just 150 metres from the beach. The property features four bedrooms, three of which benefit from built-in wardrobes, providing ample storage for the whole family. The heart of the home is the impressive open plan living, dining, and kitchen arrangement, recently renovated to incorporate a contemporary kitchen and dining room with granite worktops and integrated appliances. The adjoining utility room is similarly equipped, offering additional workspace and storage. Further accommodation includes a light-filled conservatory (perfect for year-round enjoyment) and a dedicated study for home working. The property boasts a stylish family bathroom, an en-suite shower room to the principal bedroom, and a convenient ground floor cloakroom. Offered with no onward chain, this home is ready for immediate occupation.

- Beautifully presented detached house
- Four bedrooms, 3 with built in wardrobes
- Open plan living/dining and kitchen arrangement
- Recently renovated to include new bathrooms & kitchen dining room
- Granite worktops and integrated appliances to both the kitchen and utility room







Approximate Area = 1471 sq ft / 136.6 sq m
 Garage = 281 sq ft / 26.1 sq m
 Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale





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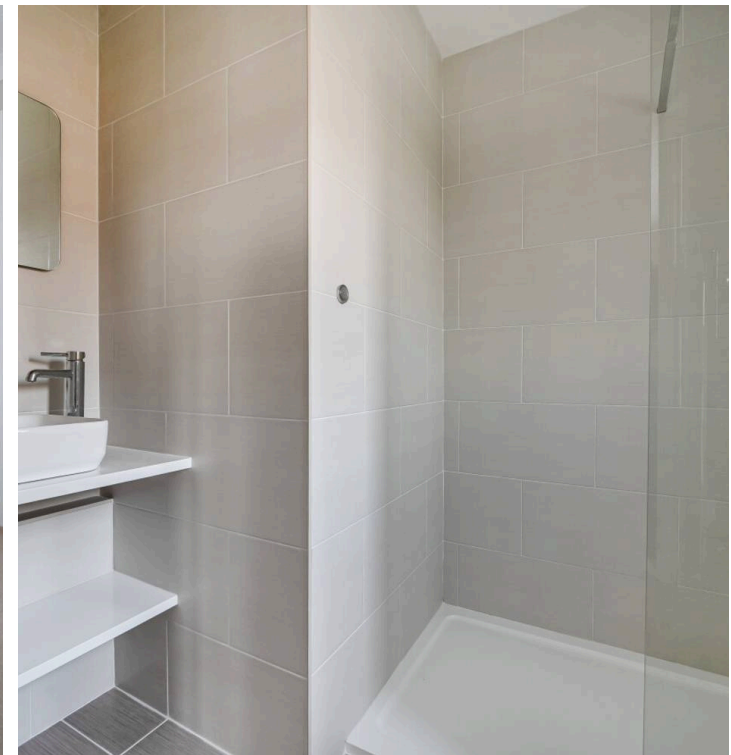
The outside space is thoughtfully landscaped to complement the coastal setting, featuring an attractive frontage laid to stone with mature palm trees, creating a welcoming first impression. The rear garden is designed for both relaxation and entertaining, with a generous decked area wrapping around the conservatory (ideal for alfresco dining or enjoying the sun), while the remainder of the garden is mainly laid to lawn. There is also an area laid to shingle, providing further versatility. Twin side access gates lead to the front of the property, and a personal door offers direct entry into the double garage. The double driveway provides off-road parking and leads to the twin up and over garage doors (one electrically operated), with light and power connected, making it suitable for a variety of uses.

Council Tax band: E £3085.39

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Conservatory, study & utility room
- Family bathroom, en-suite shower room and ground floor cloakroom
- Double driveway and double garage
- Located within 150m of the beach
- No onward chain





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.