



**19 Beacon Drive, Selsey, West Sussex PO20 0TW**

Guide Price £599,000 (F)

## Extended, five bedroom detached house with off road parking, a garage and sea views to the rear.

19 Beacon Drive, Selsey, West Sussex, PO20 0TW

Tucked in a cul-de-sac of only 3 other properties on the ever popular 'Broadreeds' sea front development is this extended, converted and spacious detached five bedroom house with views of the English Channel from all rear facing bedrooms, EPC Rating -C, Council Tax Band - E.

A storm porch with wooden effect double glazed front door opens to the entrance hall which provides access into the principal ground floor rooms. On the ground floor the accommodation comprises of; living room, dining room, conservatory, cloakroom, kitchen and separate utility room. Heading to the 1st floor there are four double bedrooms, three of which benefit from a fitted wardrobe and a family bathroom. Bedroom 2 benefits from the addition of an en-suite.

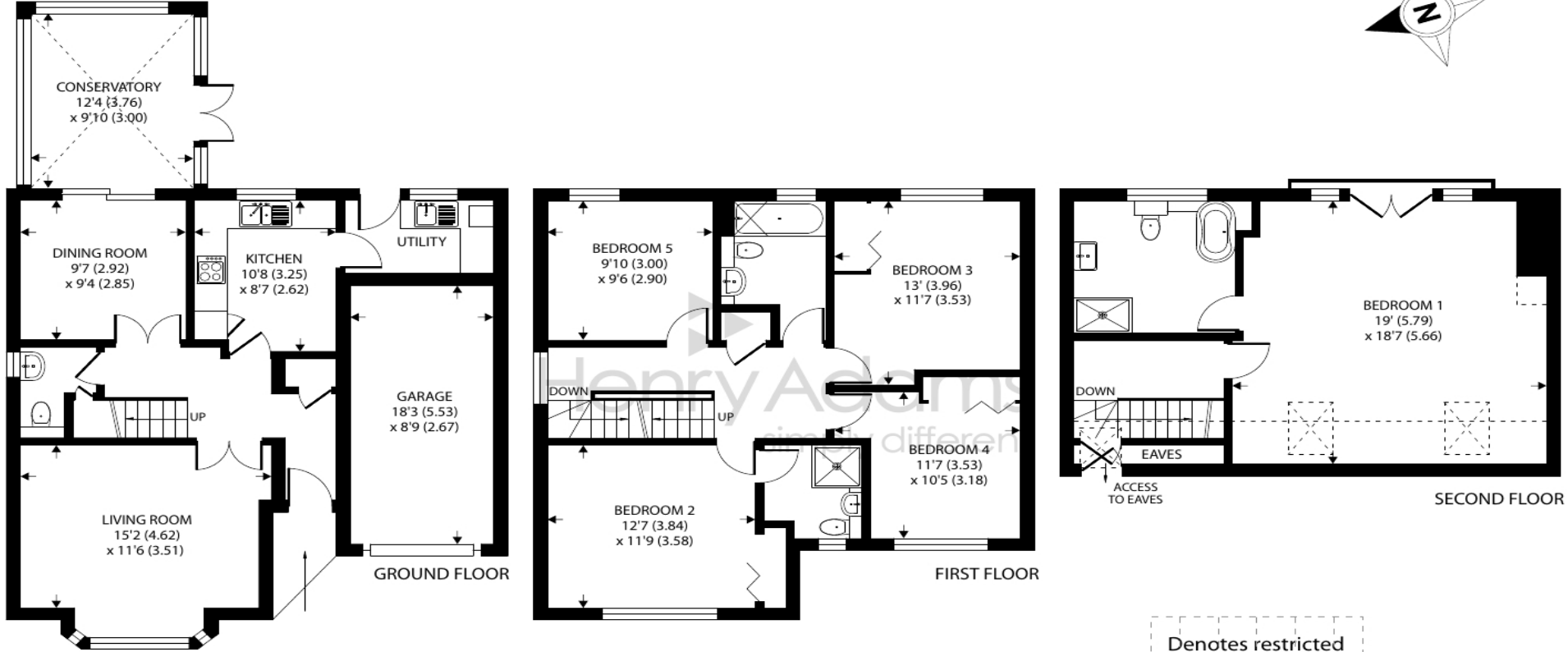
- **Spacious Five Bedroom Detached House**
- **Located Close To The Beach On A Quiet Cul-De-Sac**
- **Large Loft Conversion with Sea Views Juliette Balcony and an En-Suite Bathroom**
- **Sea Glimpses From All Rear Facing Bedrooms**
- **Conservatory**
- **Driveway and Garage**
- **Family Bathroom with Two En-suites**

Details correct: 02/10/2023

**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.



To arrange a viewing call **01243 606789** View details online at [henryadams.co.uk](http://henryadams.co.uk)



# 19 Beacon Drive, Selsey, Chichester

Approximate Area = 1892 sq ft / 175.7 sq m  
Limited Use Area(s) = 99 sq ft / 9.2 sq m  
Garage = 158 sq ft / 14.7 sq m  
Total = 2149 sq ft / 199.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1038477

**Additional Information** - From the first floor, a further stair case leads to the loft conversion. This has been converted into a large 19ft x 18'7ft master bedroom which enjoys it's own spacious en-suite, sea view and Juliette balcony. In addition to the spacious accommodation the property boasts gas central heating, double glazing, a driveway for multiple vehicles and a garage. Externally the gardens are well kept with the front laid to lawn with flower beds whilst the rear is mainly laid to lawn with a delightful Indian stone paved patio adjacent to the property.

An early inspection is deemed essential to not only appreciate the space the property has to offer but also the position it holds.

**Directions** - From our office in the High Street, take the turning almost opposite into East Street. At the crossroads turn right into Grafton Road, taking the second turning on the left into Lifeboat Way. At the junction turn left into Pacific Way and then right at the end into Beacon Drive. A small cul-de-sac can be found on the left hand side with the property positioned on the right hand side.



Draft Details - 28/9/2023