


















AT A GLANCE

-  Detached chalet style house
-  3 bedrooms in main house
-  1 bed self contained annexe
-  2 reception rooms
-  Kitchen/diner
-  Utility room
-  Driveway
-  Enclosed private garden
-  Close to the sea
-  Located to the west of Selsey
-  O.I.E.O - £600,000





ABOUT THE PROPERTY

This wonderful detached chalet-style house offers approximately 1900 sq ft of living accommodation and boasts several fantastic features. The property includes a driveway, a workshop, outer sheds, and a superb enclosed private outdoor area. With its versatile layout, the main house comprises three double bedrooms, one of which has a dressing room and ensuite bathroom. Additionally, there is a separate self-contained annexe that can serve as a fourth bedroom, an office, or a gym.

Upon entering the property, you are greeted by a formal sitting room located at the front, complete with a cozy log burner and a bay window. The entrance hall provides access to both ground floor bedrooms, a shower room, and leads to the kitchen and second living area. The kitchen features modern fitted units, a gas Range cooker with a hob, and integrated appliances. This area serves as the heart of the home and offers an open plan space that combines a dining area and a vaulted living area, perfect for entertaining. Adjacent to the kitchen is a utility room with access to the garden.

Ascending to the first floor, you will find a spacious master bedroom fitted with ample wardrobes for storage. The separate bathroom is fully tiled and equipped with a modern suite, adding a touch of luxury.

The enclosed and private garden requires low maintenance, as it is laid with stone and astro turf. It features two entertaining areas, making it absolutely perfect for enjoying summer days and hosting evening barbecues.





ABOUT THE PROPERTY

Self-Contained Annexe:

The property includes a self-contained annexe, offering an open plan living/bedroom area with a small kitchenette. Additionally, there is a full-size shower room, providing convenience and privacy for guests, an independent relative, or use as an office or gym space.

This property is lovingly maintained and presented in excellent decorative order throughout. However, there is potential for further development, subject to obtaining the necessary planning permissions and adhering to regulations.

Overall, this detached chalet-style house combines spacious living accommodation with versatile features, making it an ideal family home or a perfect property for those seeking independent living arrangements.










37, Bonnar Road, PO20 9AU

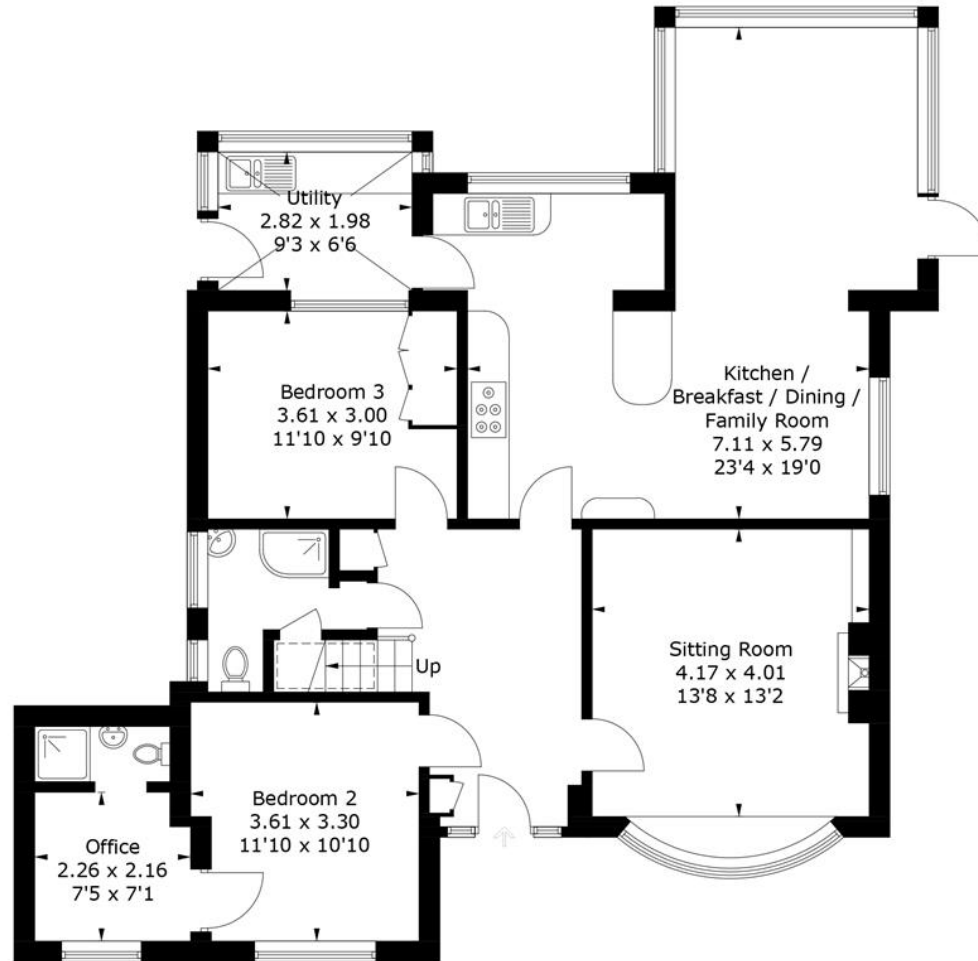
Approximate Gross Internal Area = 148.2 sq m / 1595 sq ft

Garage / Annexe = 28.0 sq m / 301 sq ft

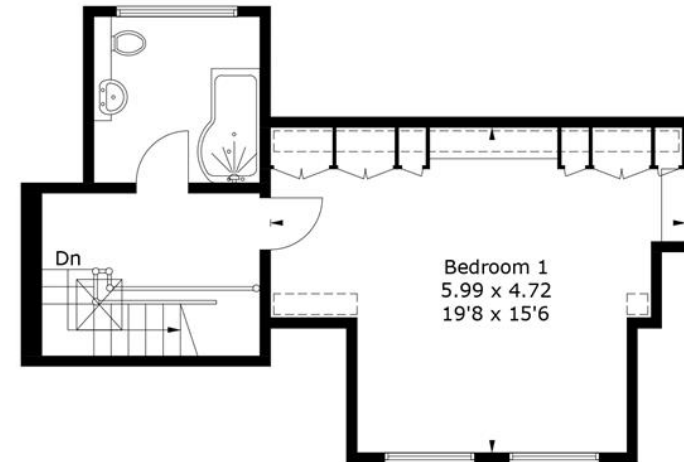
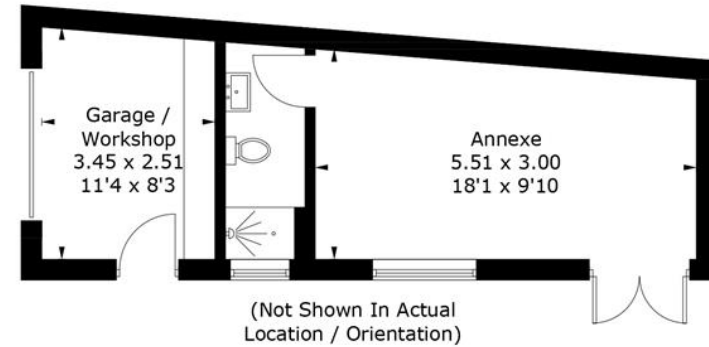
Total = 176.2 sq m / 1896 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID978384)



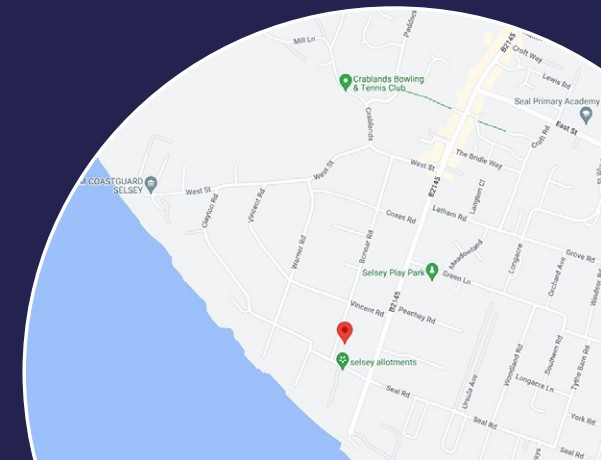
LOCATION

Selsey is a seaside town located in the Chichester District of West Sussex, England. It is situated on the south coast of England, about 8 miles (13 kilometers) south of the city of Chichester. Selsey is known for its beautiful beaches, natural beauty, and maritime heritage.

The town of Selsey has a long history dating back to Roman times when it was a small fishing village. Over the years, it developed into a thriving fishing community and became a popular destination for tourists seeking a seaside getaway. Today, Selsey is a mix of residential areas, holiday homes, and tourism-related businesses.

One of the main attractions of Selsey is its beaches. The town boasts several sandy beaches that are ideal for sunbathing, swimming, and beach activities. East Beach and West Beach are the most popular beaches in Selsey, offering scenic views of the English Channel.

Selsey is also known for its fishing industry. The town has a strong fishing heritage, and you can still see fishing boats in the harbor and local fishermen bringing in their catch. Fresh seafood, particularly crab and lobster, is a specialty of the area, and there are various seafood restaurants and fishmongers where you can enjoy the local delicacies.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

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Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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