
















AT A GLANCE

-  Detached house
-  Six bedrooms
-  Three bathrooms
-  Kitchen
-  Three reception rooms
-  Utility room
-  Garage/workshop
-  Garden
-  Driveway
-  Close to all amenities
-  OIEO £750,000





ABOUT THE PROPERTY

This individual house has been a loving family home for the past 24 years and has been well maintained by the current owners. It retains many original features such as intricate wooden paneling, open fire places and surrounds but also benefits from double glazing and gas central heating.

Boasting sea views from the upper floors, the property is laid out over three floors with the ground floor comprising welcoming entrance hall, dining room, two living rooms, study area, utility and cloakroom. The bay windowed kitchen/breakfast room is laid to slate flooring and is fitted with modern wooden units complete with integrated dishwasher, 5-ring gas hob with extractor over and eye level oven.

On the first and second floors of the house, there are six generously sized bedrooms and three bathrooms. The master bedroom benefits from an ensuite for added privacy and convenience.

The exterior of the property is impressive, featuring a wrap-around garden with greenery and mature shrubs. The garden also includes a detached garage, workshop, and a driveway for ample off-street parking. The expansive lawn area is perfect for outdoor activities and relaxation.

Viewing is highly recommended to appreciate this flexible, loving home.



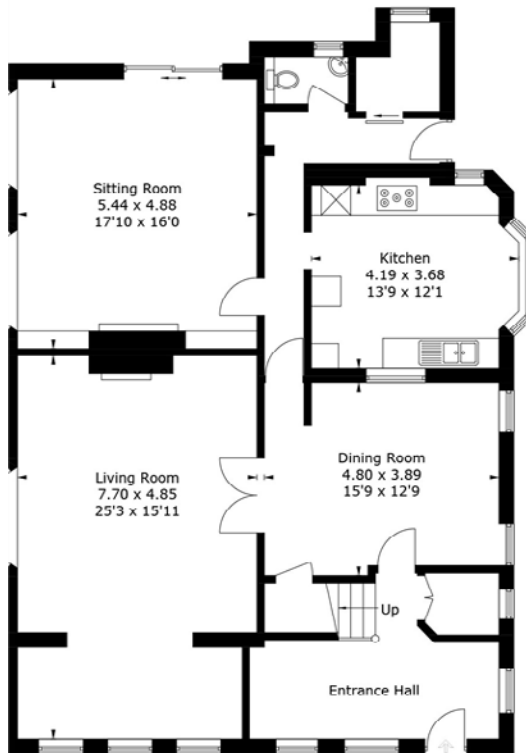




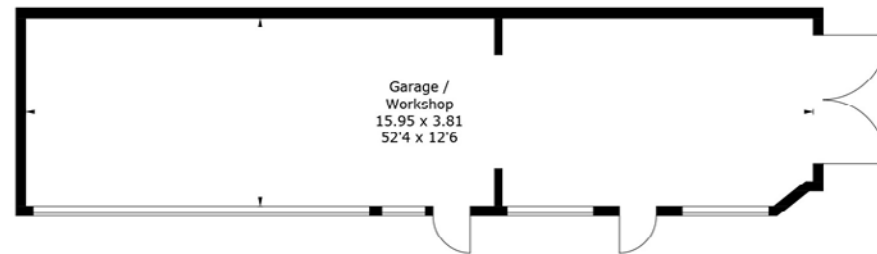




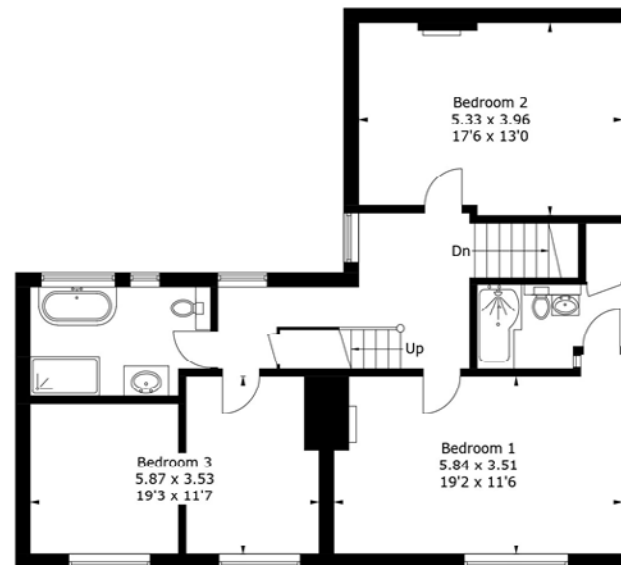
Approximate Gross Internal Area = 281.5 sq m / 3030 sq ft
Garage / Workshop = 60.4 sq m / 650 sq ft
Total = 341.9 sq m / 3680 sq ft



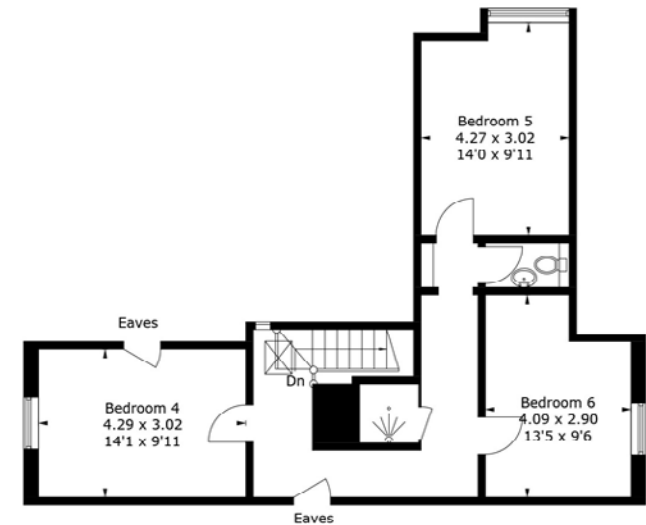
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second 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. (ID938751)

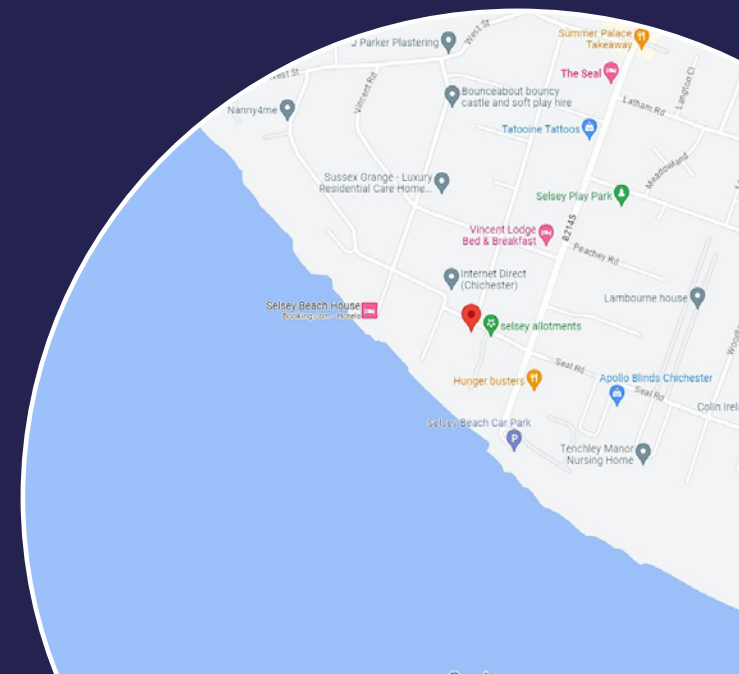


LOCATION

Selsey Beach is a shingle and sand beach located in the village of Selsey in West Sussex, England. The beach is situated on the eastern side of the Selsey Peninsula, overlooking the English Channel.

Selsey Beach is a popular destination for both locals and visitors alike, especially during the summer months. The beach offers a range of activities, including swimming, windsurfing, and fishing. There is also a promenade that runs along the beach, which is ideal for a leisurely walk or a cycle ride.

In addition to the beach itself, Selsey is known for its charming village atmosphere and unique architecture. Visitors can explore the narrow streets and historic buildings, and enjoy the local seafood in one of the many restaurants and pubs.





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?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

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.





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