





NEXA Properties are delighted to offer for sale this three-bedroom family home, ideally situated within a popular modern development in the sought-after seaside village of Selsey, West Sussex. Located less than a mile from the beautiful beaches and coastline, the property offers an excellent opportunity for buyers looking to enjoy a relaxed coastal lifestyle while having the scope to modernise and personalise their new home.

The accommodation provides a practical layout suited to family living and includes an entrance hall with access to a downstairs cloakroom, a spacious living room with adjoining dining area, and a separate kitchen. To the first floor are three bedrooms and a family bathroom.

The property has benefited from some recent improvements, whilst there remains scope for further modernisation and updating, allowing the incoming owner to put their own stamp on the accommodation and create a home tailored to their individual tastes and requirements.

Externally, the property benefits from off-road parking to the front together with a garage, providing useful additional storage or parking.

One of the property's standout features is undoubtedly the private south-facing rear garden, extending to approximately 45ft in length. Enjoying a southerly aspect, the garden provides an excellent outdoor space for relaxing, entertaining and making the most of the sunshine throughout the day. With its good proportions and private setting, it offers considerable potential for landscaping and creating an attractive coastal garden.

The location is a particular highlight. Selsey is a popular seaside resort renowned for its beautiful beaches, coastline and traditional coastal character, with the seafront, beach walks and local amenities all within easy reach. Whether enjoying a morning stroll along the shore, spending summer days on the beach or exploring the surrounding Sussex coastline, this home is ideally placed to make the most of everything Selsey has to offer.

- Three-Bedroom Family Home In A Popular Development
- Less than one mile from Selsey's beautiful sandy beaches
- Private south-facing rear garden extending to approximately 45ft
- Excellent southerly aspect providing a bright and sunny outdoor space
- Spacious living room with adjoining dining area
- Separate kitchen with scope for modernisation
- Two doubles & 1 Single Bedroom
- Downstairs cloakroom and first-floor family bathroom
- Off-road parking to the front plus a garage nearby
- Fantastic opportunity to modernise and personalise a coastal home close to Selsey seafront and beaches

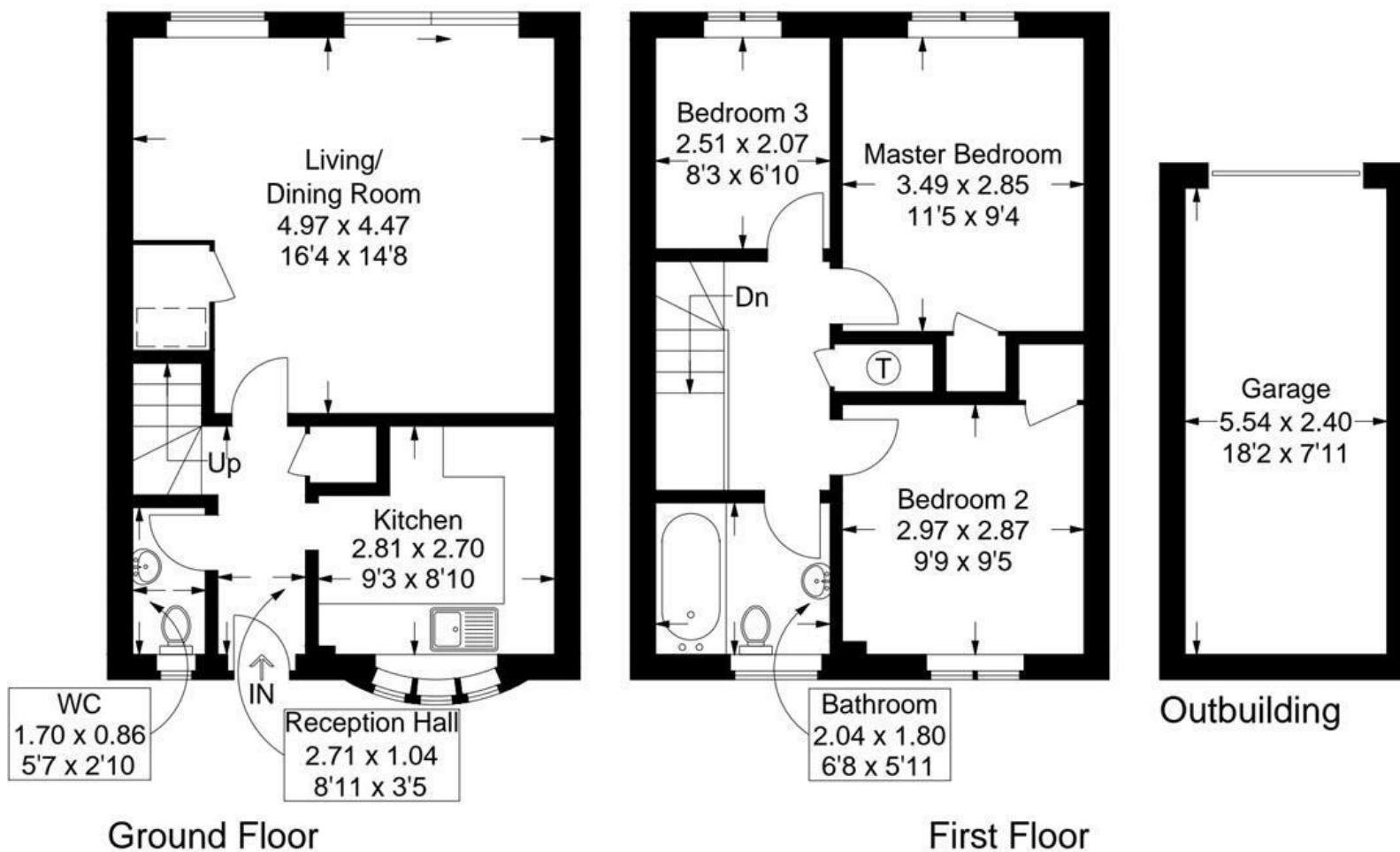


Horsefield Road, Selsey

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

Outbuilding = 13.6 sq m / 146 sq ft

Total = 88.5 sq m / 952 sq ft



 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.