



3 Cherry Gardens,
Woodland Road, Selsey, West Sussex



A detached coastal home, just moments from the beach and with far reaching views across The Solent

This chalet bungalow is a hidden gem with stunning contemporary interior styling providing an impressive living environment. This modern shoreside family home provides the perfect seaside retreat to escape the bustle of 21st century life, ideal for lovers of coastal walks, water sports and for sailors



1 RECEPTION ROOM



3/4 BEDROOMS



2 BATHROOMS



GARAGE AND OFF STREET PARKING



GARDEN



FREEHOLD



RURAL/VILLAGE



1,772 SQ FT



£695,000 GUIDE PRICE



The property

Light and airy reception areas are on offer in this lovely property along with glorious panoramic sea vistas. Luxury vinyl wood and parquet effect flooring extend over the reception area offering pleasing cohesion to the living space. The generous open-plan sitting/dining room span the rear of the home and is filled with natural light, courtesy of the wall of glazed bi-folding doors. A large aperture connects the adjoining kitchen, with a length of units creating a subtle divide to the dining zone. Fitted with high quality, contemporary cabinetry in two complementary colour tones, the sleekly-designed kitchen has stone work surfaces and integrated appliances.

There are three bedrooms on the ground floor, one of which might double as an additional reception room, therefore offering a good degree of flexibility. The principal bedroom has fitted wardrobe storage and an en suite shower room with modern fixtures, whilst a stylishly-appointed family shower room has a fabulous walk-in cubicle with waterfall shower head.

A stairway is concealed behind a door in the corner of the kitchen and rises to a converted attic room. With two sizeable Velux windows, this tucked-away space is filled with light and provides options to offer a further bedroom, a study, or an elevated sitting room with a splendid outlook over the water.

Outside

Cherry Gardens is a tranquil residential cul-de-sac setting, with Number 3 benefitting from direct access from the rear to the pebbled beach. At the front a neat gravel garden, with a planted bed to one corner, has plenty of space for potted plant displays enhancing the curb appeal of this beautifully-maintained property. A driveway to the side provides parking and leads to the single attached garage. All fresco dining and relaxation can be enjoyed from the raised deck just outside the reception area where the sunny, southerly outlook provides glorious sea views. Steps lead down to an area of lawn, with a walkway crossing the grass and passing between a pond feature and a pebble garden to reach the far margin.



Location

The property enjoys an idyllic shoreside setting in the heart of the charming seaside town of Selsey, which is famed for its Selsey Crab and its fishing heritage. Water sports enthusiasts can pursue swimming, surfing and paddleboarding activities and for sailors, Birdham Pool Marina offers a mix of pontoon berths and first-class facilities, with Chichester Marina just beyond having additional provisions, including a Yacht Club. Every day amenities are provided in the town, including supermarkets, pubs and eateries, and for recreational activities there is The Selsey Centre which hosts clubs and classes, Thrive Selsey gym and health club and the Selsey Golf Club. A comprehensive range of shopping, cultural and leisure facilities are available in Chichester, including the renowned Chichester Festival Theatre. The city also offers a mainline railway station with services to London Victoria via Gatwick (approximately 90 minutes) and the A27 provides access to Brighton, to the east, and Portsmouth and Southampton to the west. Well-regarded schooling in both the state and independent sectors is available in vicinity.

Distances

East Wittering 9.2 miles
Chichester 9.4 miles
Brighton 40 miles
London Gatwick Airport 53 miles

Nearby Stations

Chichester railway station
Havant railway station

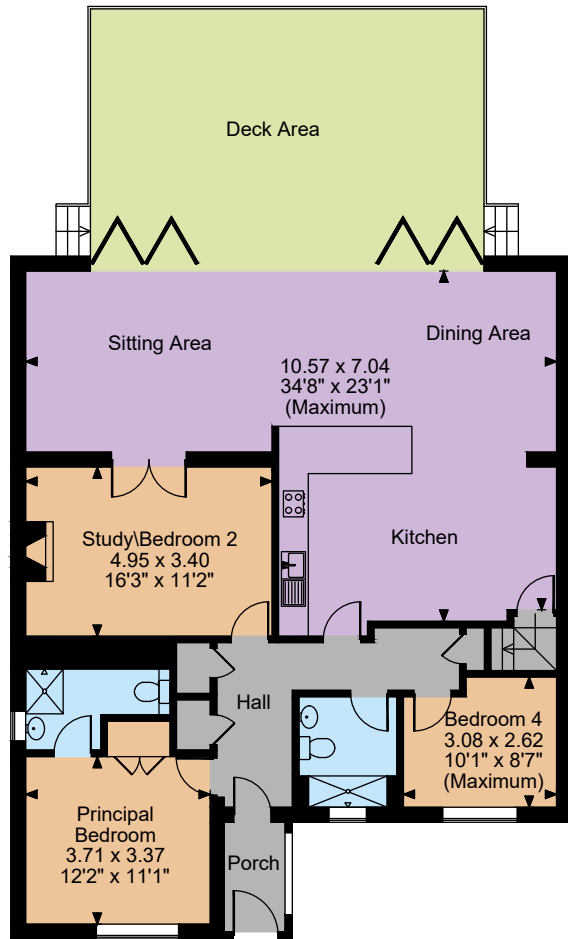
Key Locations

Birdham Pool Marina
Chichester Marina & Harbour
RSPB Pagham Harbour LNR
Chichester Festival Theatre
The Goodwood Estate
South Downs National Park

Nearby Schools

Seal Primary School
Medmerry Primary School
The Academy, Selsey



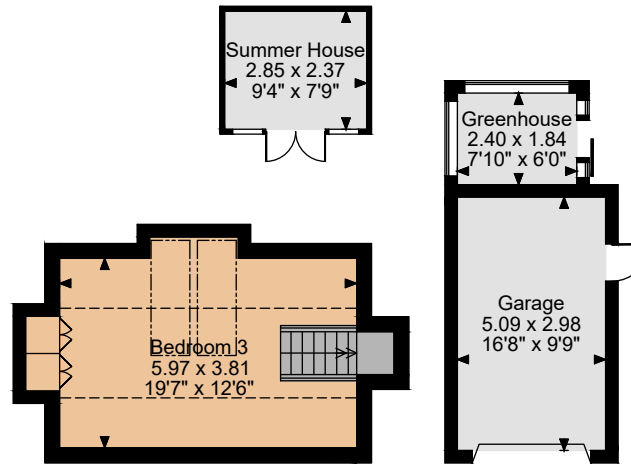


Ground Floor

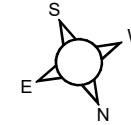
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□ □ □ □ Denotes restricted head height

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First Floor



Floorplans

House internal area 1,488 sq ft (138 sq m)
 Garage internal area 163 sq ft (15 sq m)
 Summerhouse and Greenhouse internal area 121 sq ft (11 sq m)
 Total internal area 1,772 sq ft (165 sq m)
 For identification purposes only.

Directions

PO20 0AR
 ///what3words: influencing.munch.onwards - brings you to the frontage

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band E
EPC Rating: Band D
Tenure: Freehold

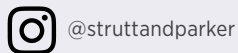
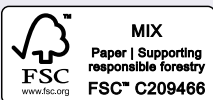
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