



6 Vincent Road, Selsey, West Sussex, PO20 9DJ

Guide Price £799,950 Freehold

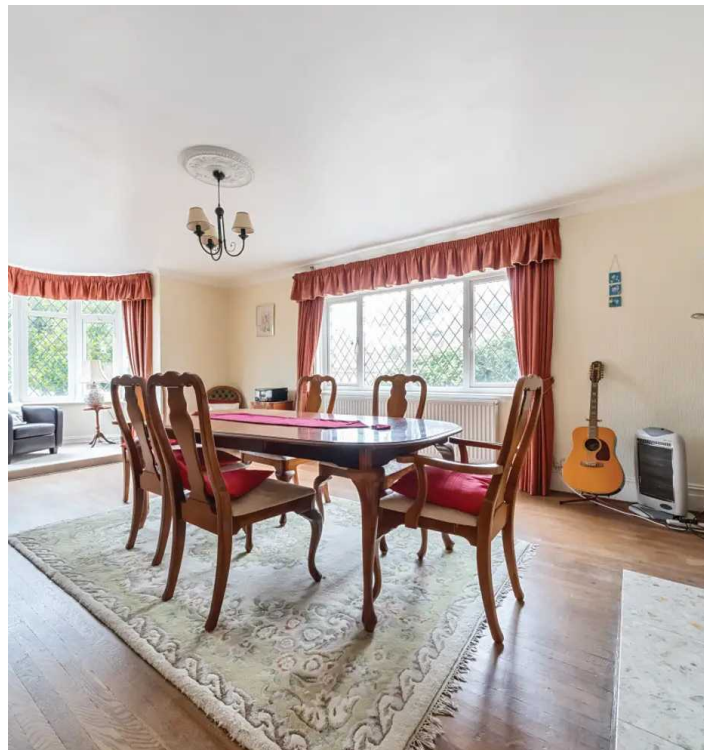
  
**Henry Adams**  
estate agents

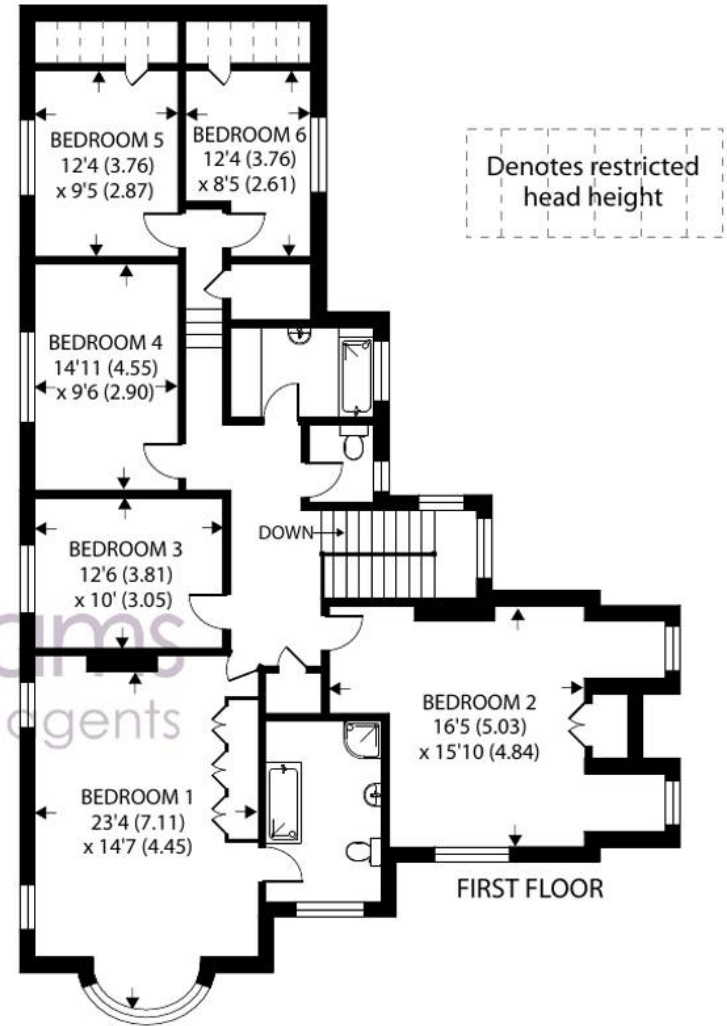
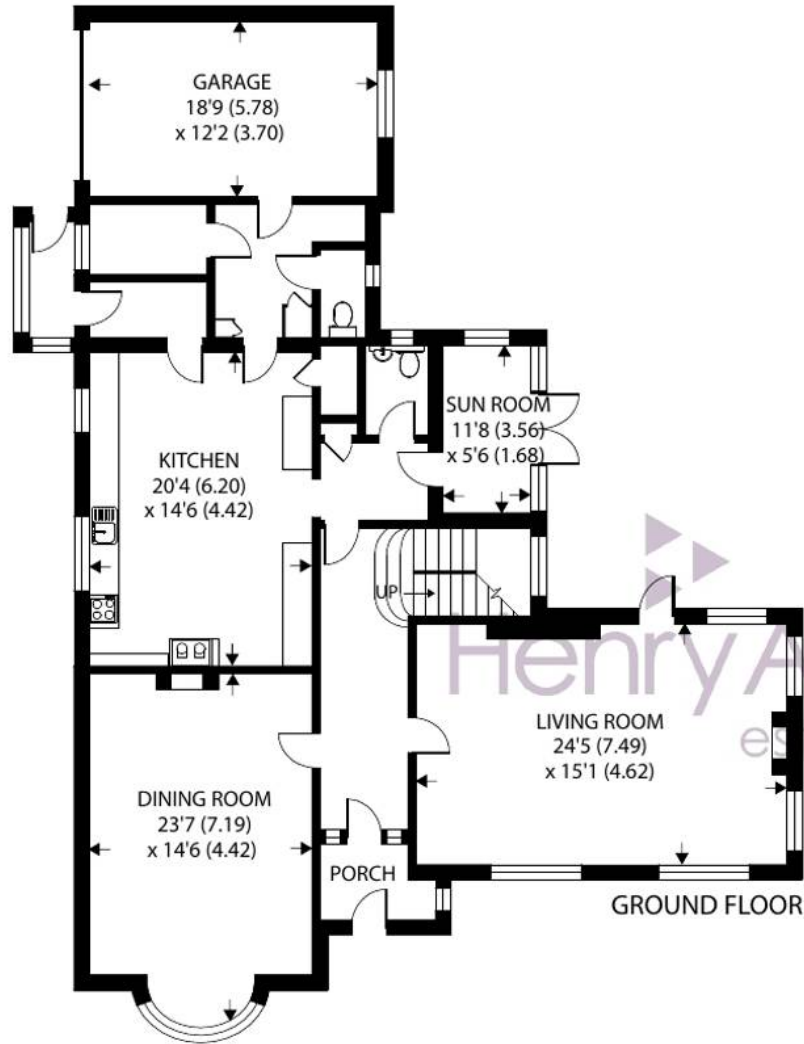
# Westerings, 6 Vincent Road

Selsey, Chichester

Situated in a desirable location on the western side of Selsey, this detached character home presents a unique opportunity for those seeking a blend of traditional charm and modern comfort. Boasting 5/6 generously proportioned bedrooms, this property exudes character features including wooden flooring, beamed & high ceilings and high skirtings. The heart of the home is the 20ft kitchen breakfast room perfect for both casual family meals and entertaining guests, complete with an Aga. In the living room there is a log burner and feature fireplaces in other rooms of the home. The property further benefits from a spacious living room, dining room, 2 cloakrooms, sun room, en-suite to the main bedroom and a family bathroom with separate wc, providing ample space & convenience for all your needs. With an 'in & out' gated driveway offering off-road parking for 5-6 cars, this home is sure to impress even with the need for modernisation.

The outside space of this property has gardens that wrap around two sides of the house creating a peaceful oasis. The green lawns are complemented by mature flower and shrub borders, adding a touch of colour and nature to the surroundings. A paved seating area adjacent to the house offers the perfect spot for al fresco dining or enjoying the fresh air. For those seeking additional shelter, a covered veranda with a herringbone style laid paving provides the ideal spot for relaxation.





Approximate Area = 3217 sq ft / 298.8 sq m  
Limited Use Area(s) = 51 sq ft / 4.8 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 3491 sq ft / 324.3 sq m

For identification only - Not to scale





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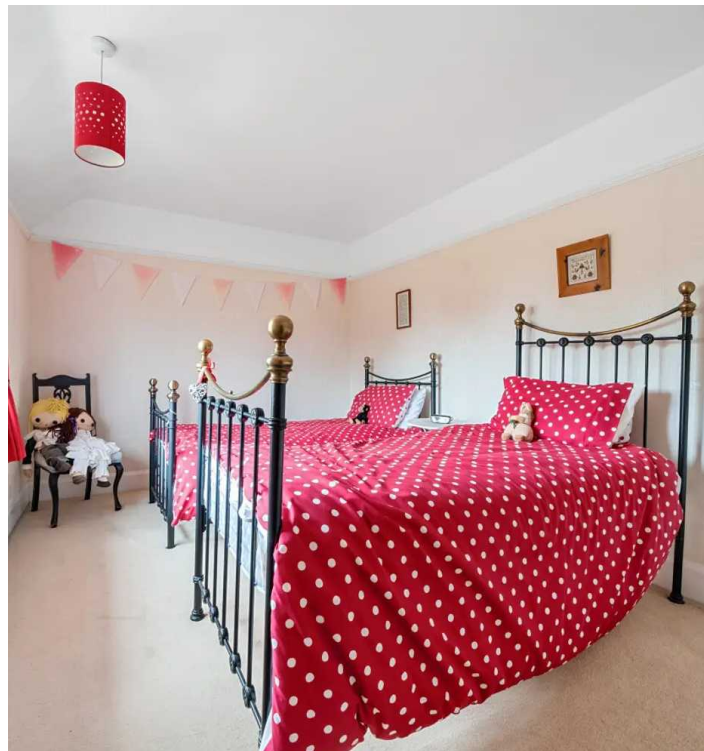
The property also features a garage with an up & over door, light, power, and a personal door into the property, offering convenience and functionality. With its harmonious blend of indoor comfort and outdoor beauty, this property offers the possibility for a lifestyle of serenity and sophistication.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached character home
- 5/6 bedrooms
- Character features including wooden flooring, high ceilings & skirtings
- Aga, log burner & feature fireplaces
- Living & dining rooms
- 20ft Kitchen breakfast room
- 2 x cloakrooms, en-suite & family bathrooms
- 'In & out' gated driveway with off road parking for 5/6 cars
- Gardens wrap around 2 sides of the property
- NO onward chain & sea glimpses





## Henry Adams - Selsey

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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