



Birdham Lodge, 37 Clayton Road, Selsey

Guide Price £750,000

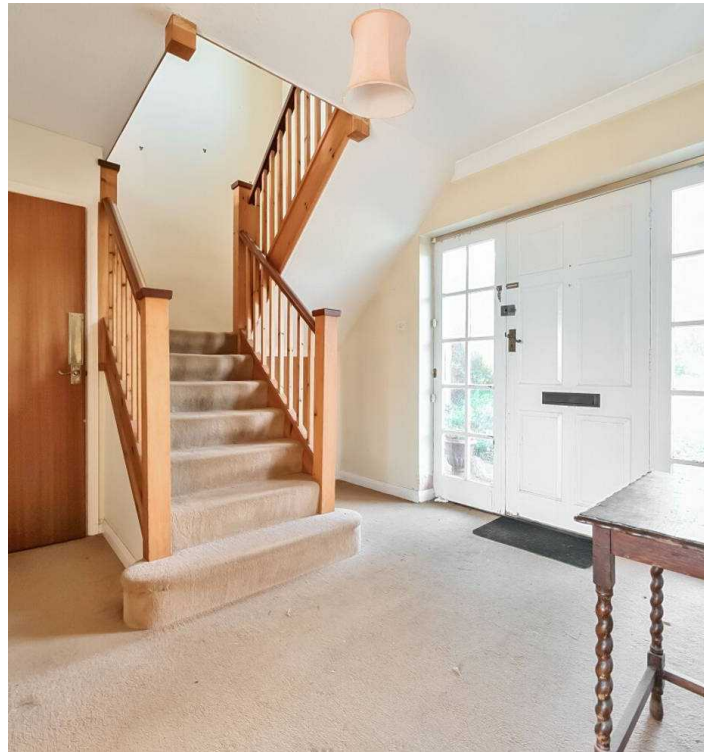
Birdham Lodge, 37 Clayton Road

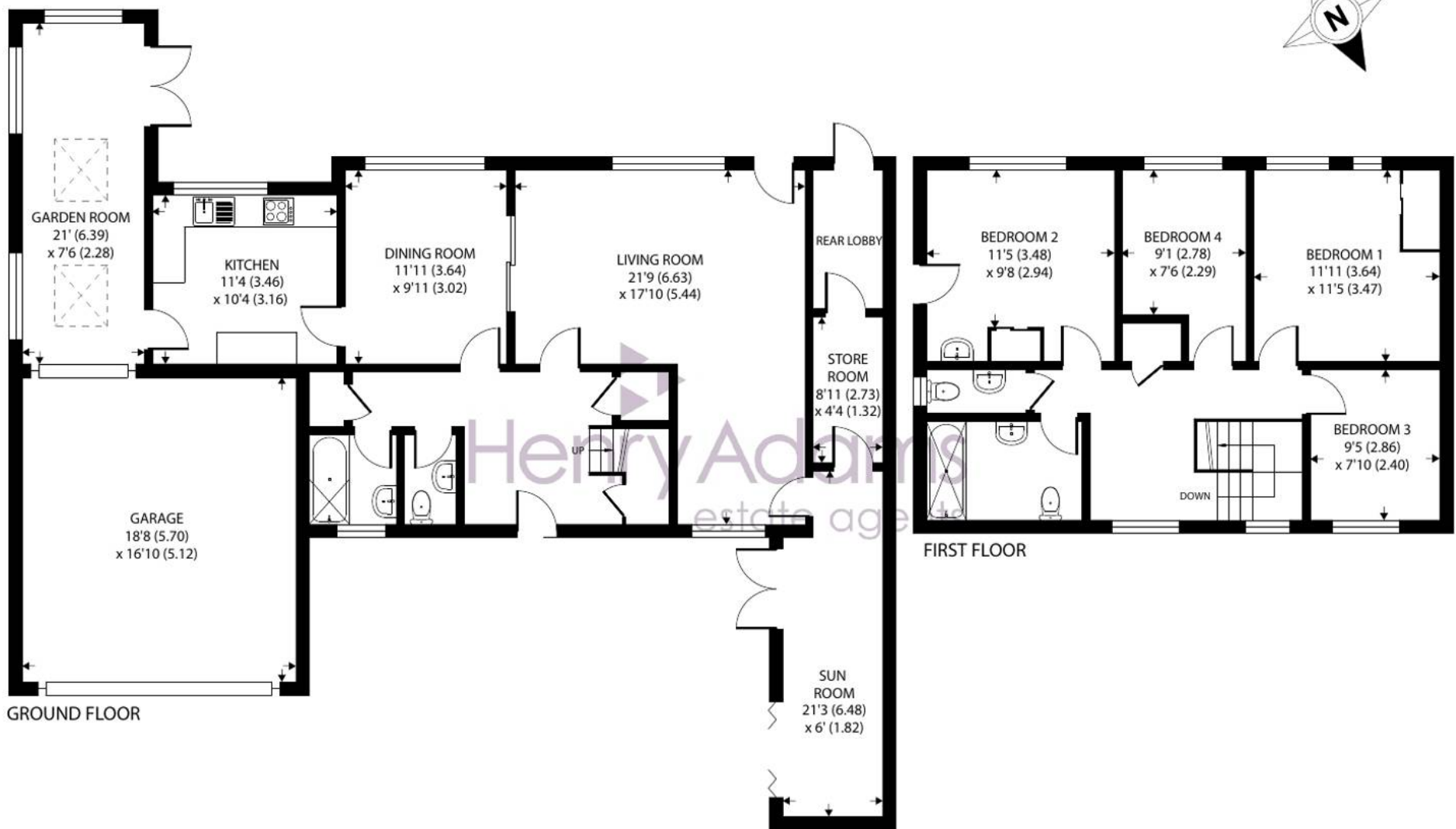
Selsey, Chichester

Presenting an exceptional opportunity to acquire a unique property situated on the west side of Selsey, this detached house resides on a direct sea fronted plot, offering panoramic views of the English Channel from all rear-facing rooms. This residence, constructed in the 1980s, was designed, built, and lovingly occupied by the same owner since its inception.

The property boasts an open entrance hall, three reception rooms providing versatile living spaces that can be adapted to suit individual preferences. With four bedrooms this home offers ample accommodation for a growing family or those seeking additional guest bedrooms or office space. The convenience of both first and ground floor bathrooms and cloakrooms ensure practicality and ease of living for occupants.

- Detached house located on the west side of Selsey
- Direct sea fronted plot
- Panoramic sea view from all rear facing rooms
- Built in the 80's, designed, built & occupied by same owner since new
- 3 reception rooms & 4 bedrooms
- 1st and ground floor bathrooms
- Private and enclosed plot
- Full refurbishment required
- Double garage and ample parking for 6-8 cars (approximately)
- NO onward chain

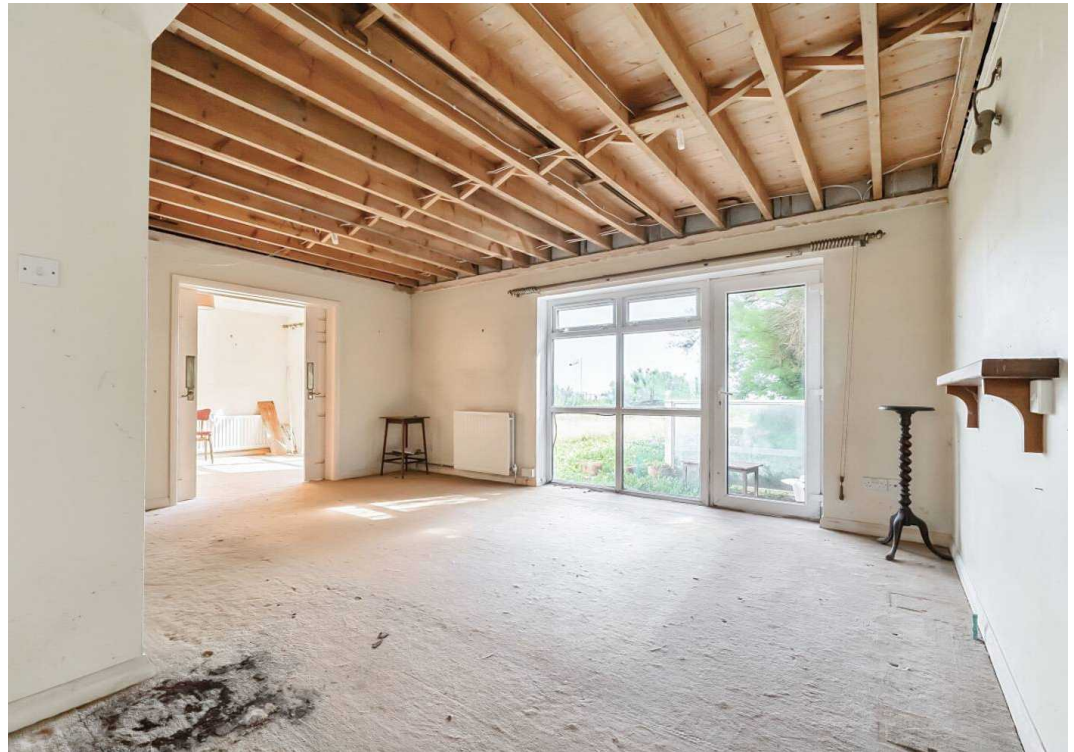




Approximate Area = 1827 sq ft / 169.7 sq m
Garage = 314 sq ft / 29.1 sq m
Total = 2141 sq ft / 198.8 sq m

For identification only - Not to scale





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Selsey, Chichester

Nestled within a private and enclosed plot, this property provides a peaceful sanctuary away from the hustle and bustle of daily life. While the potential for contemporary customisation is evident, it is worth noting that a full refurbishment is required to restore this home to its former glory.

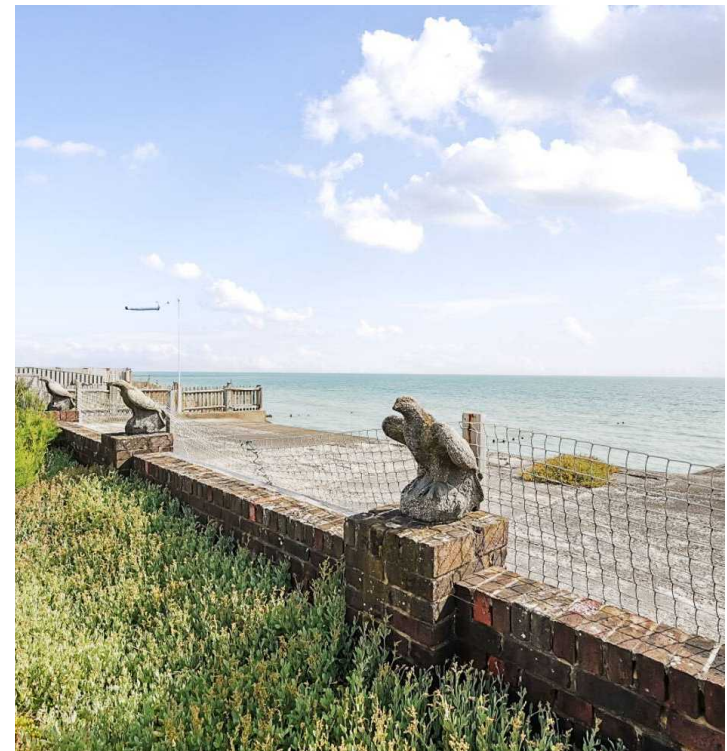
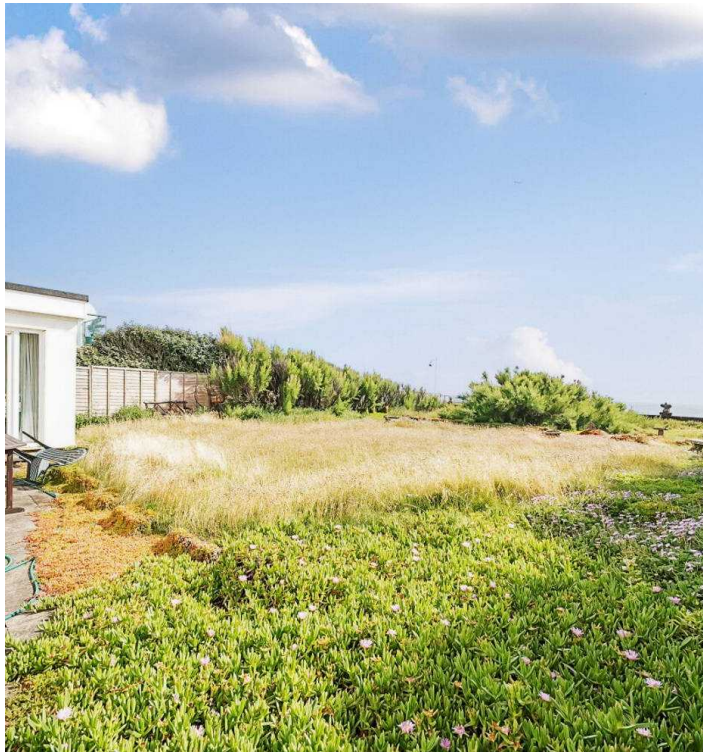
The inclusion of a double garage and extensive parking for 6-8 cars (approximately) cater to the needs of multiple vehicles, guests, and outdoor enthusiasts. Further enhancing the property's appeal is the absence of an onward chain, expediting the sales process and providing a seamless transition for prospective buyers.

In conclusion, this captivating property offers a rare opportunity to own a residence in a coveted coastal location. With its commanding sea views, various living spaces this house presents the perfect canvas for a discerning buyer to create their dream coastal retreat.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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