



62 West Street, Selsey

Guide Price £650,000 Freehold



# 62 West Street

Selsey, Chichester

Located on the desirable West side of Selsey, this deceptive detached chalet-style home offers a rare opportunity to own a property with views over fields and across to the Southdowns. This characterful residence is believed to have been built circa 1901, boasting charm and character features and being struck by the generous proportions.

The high ceilings give an add a sense of space to the living spaces, enhancing the overall feeling of space and light. Offering flexible accommodation, the property comprises three to four bedrooms, providing ample space for families or those seeking a versatile living arrangement.

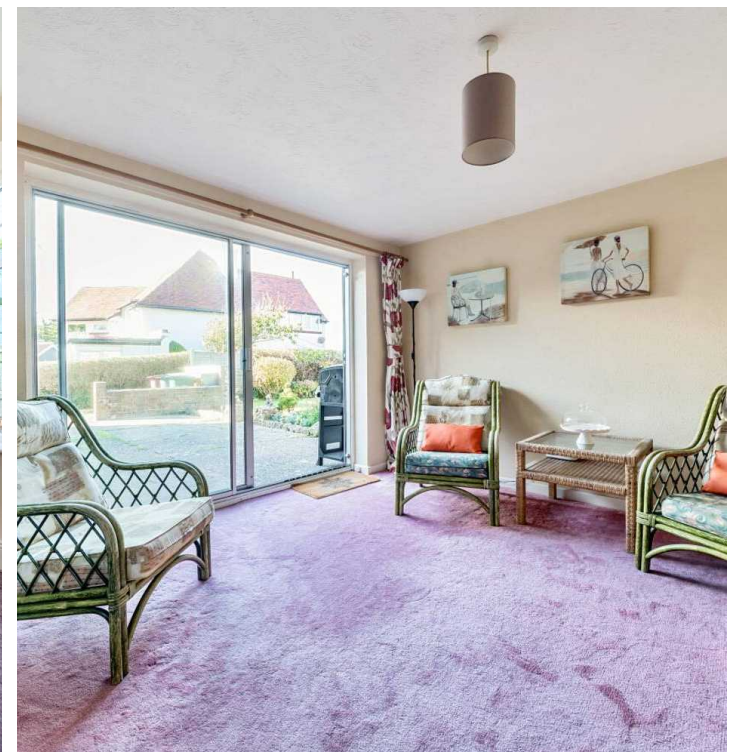
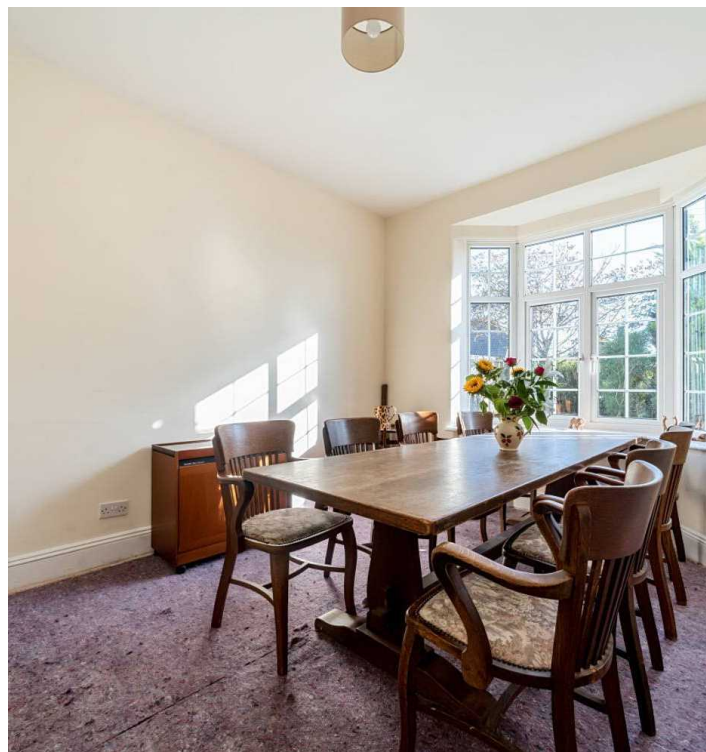
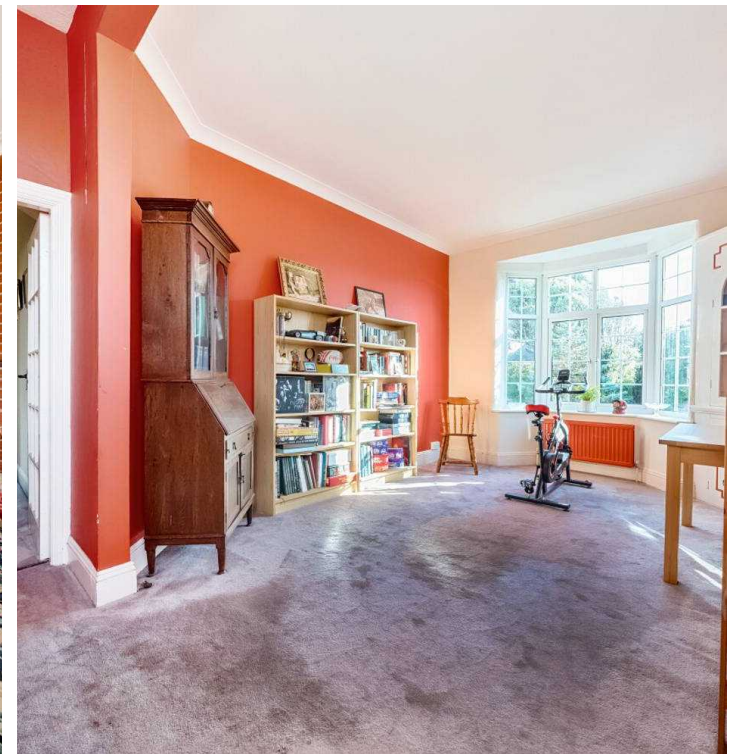
The heart of the home is the 24ft kitchen dining room with access directly to the garden, perfect for hosting gatherings or enjoying family meals. Additionally, the property features three reception rooms and three bathrooms, providing plenty of space for relaxation and entertaining.

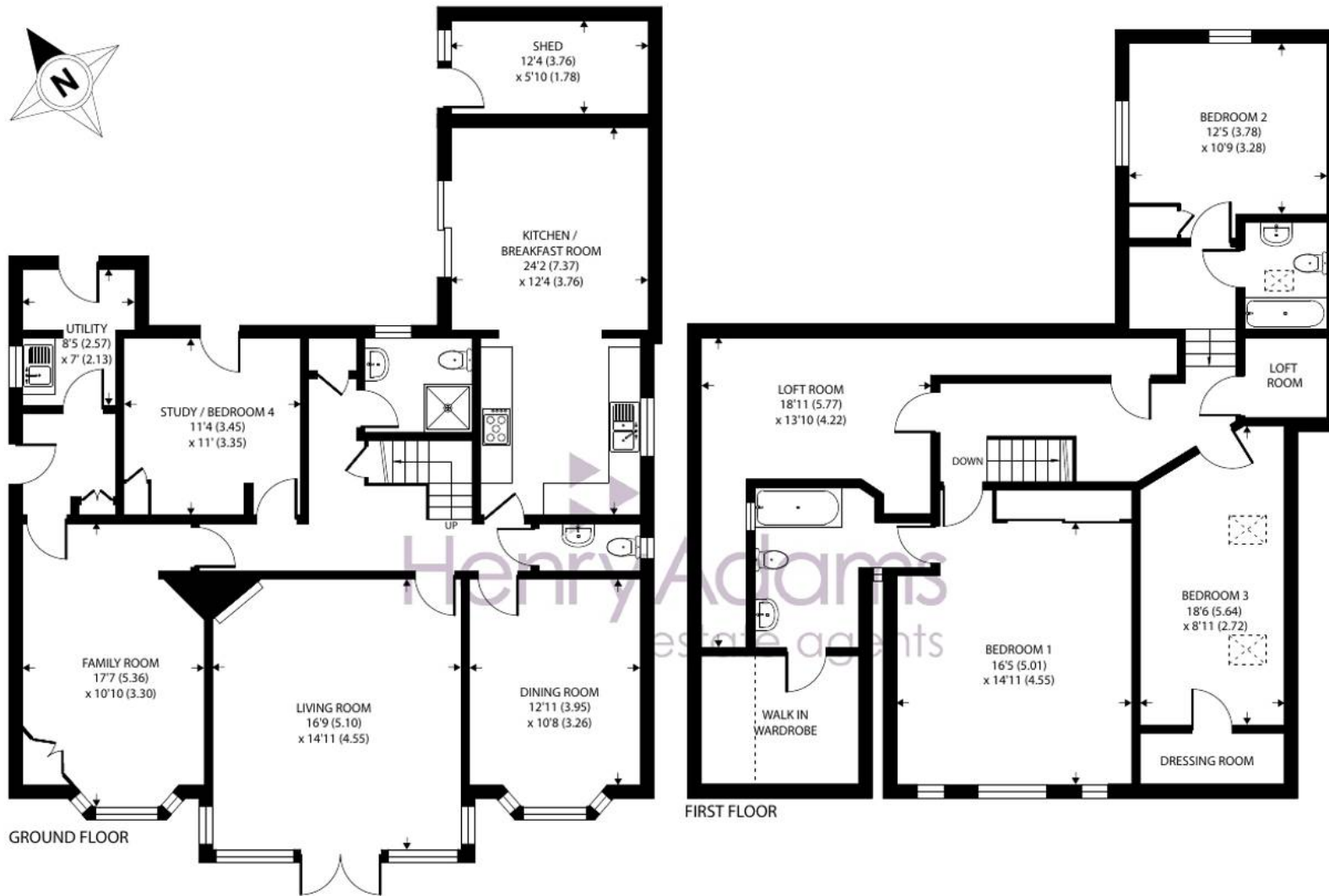
Council Tax band: F - £3320.87

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## 62 West Street

Approximate Area = 2272 sq ft / 211 sq m

Limited Use Area(s) = 287 sq ft / 26.6 sq m

Outbuilding = 72 sq ft / 6.6 sq m

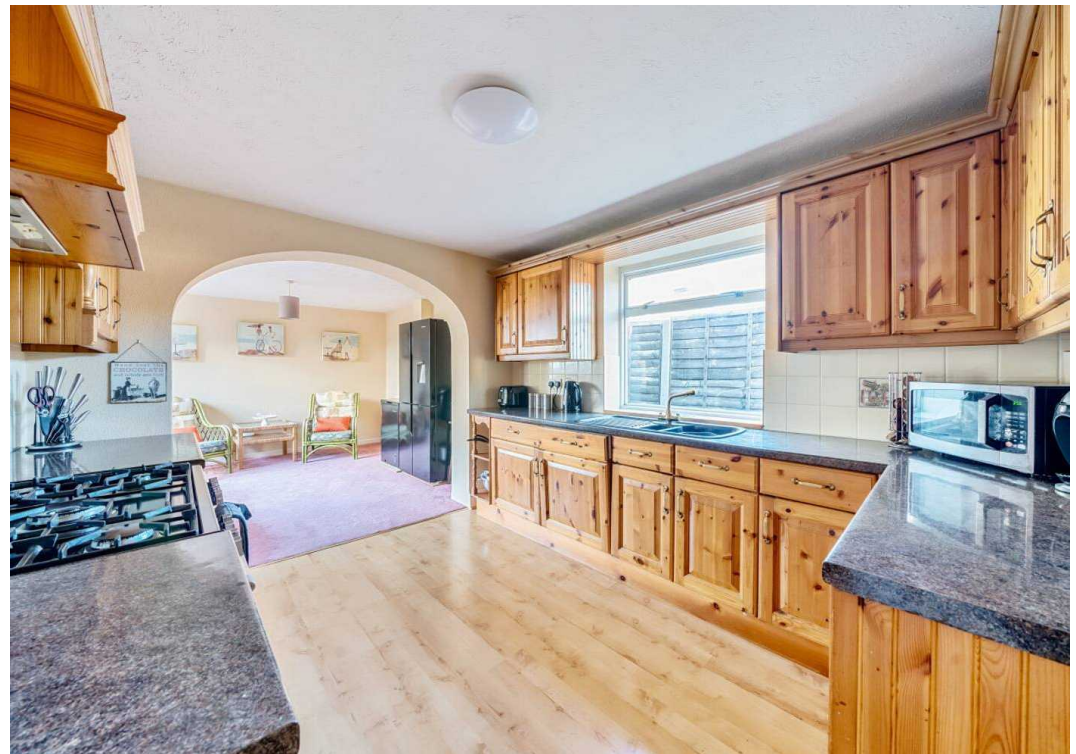
Total = 2631 sq ft / 244.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Henry Adams. REF: 1196010







# 62 West Street

Selsey, Chichester

Situated just 300m from the beach, this home offers the perfect location for those who appreciate coastal living. The convenient proximity to the seaside allows for daily strolls along the shore or relaxing evenings watching the sunset over the horizon.

Outside, the property boasts off-road parking for several cars, providing convenience and ease of access for residents and guests alike. The mature landscaping surrounding the property enhances the sense of privacy and tranquillity, creating a peaceful retreat from the hustle and bustle of every-day life.

- Deceptive detached chalet style home
- View over fields & across to the Southdowns
- Character features such as high ceilings
- Believed to have been built circa 1901
- 3/4 bedrooms
- 24ft Kitchen dining room
- Flexible accommodation
- 3 reception rooms, 3 bathrooms
- Located on the desirable West side of Selsey & within 300m of the beach
- Off road parking for several cars







## 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