



62 West Street, Selsey

Guide Price £617,500 Freehold

 **Henry Adams**
estate agents

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.

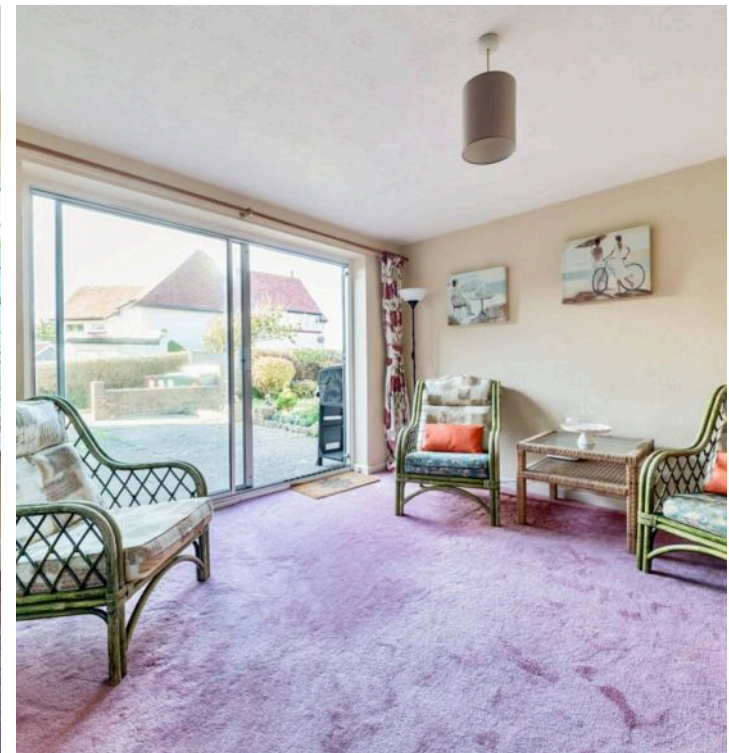
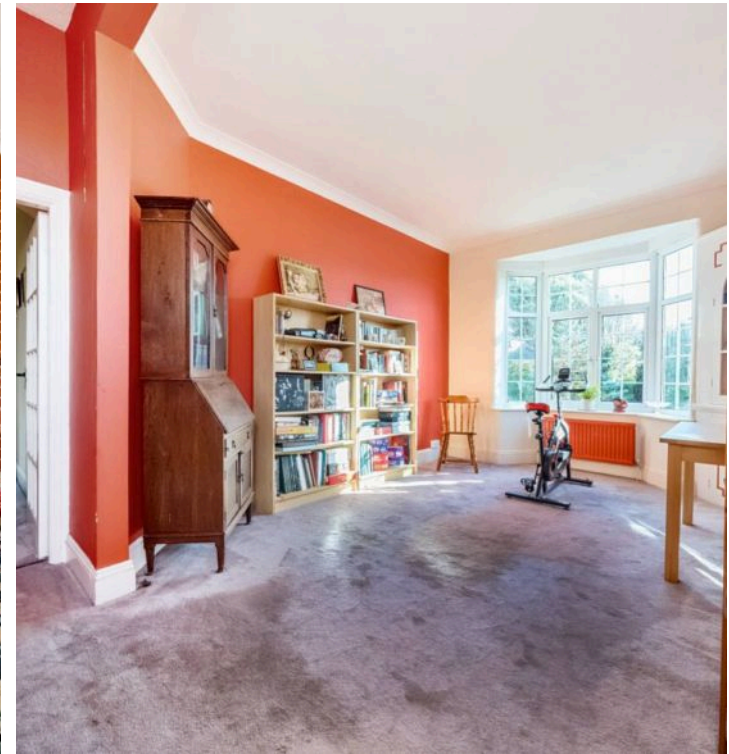
The heart of the home is the 24ft kitchen dining room with access directly to the garden, perfect for hosting gatherings or enjoying family meals. Additionally, the property features three reception rooms and three bathrooms, providing plenty of space for relaxation and entertaining.

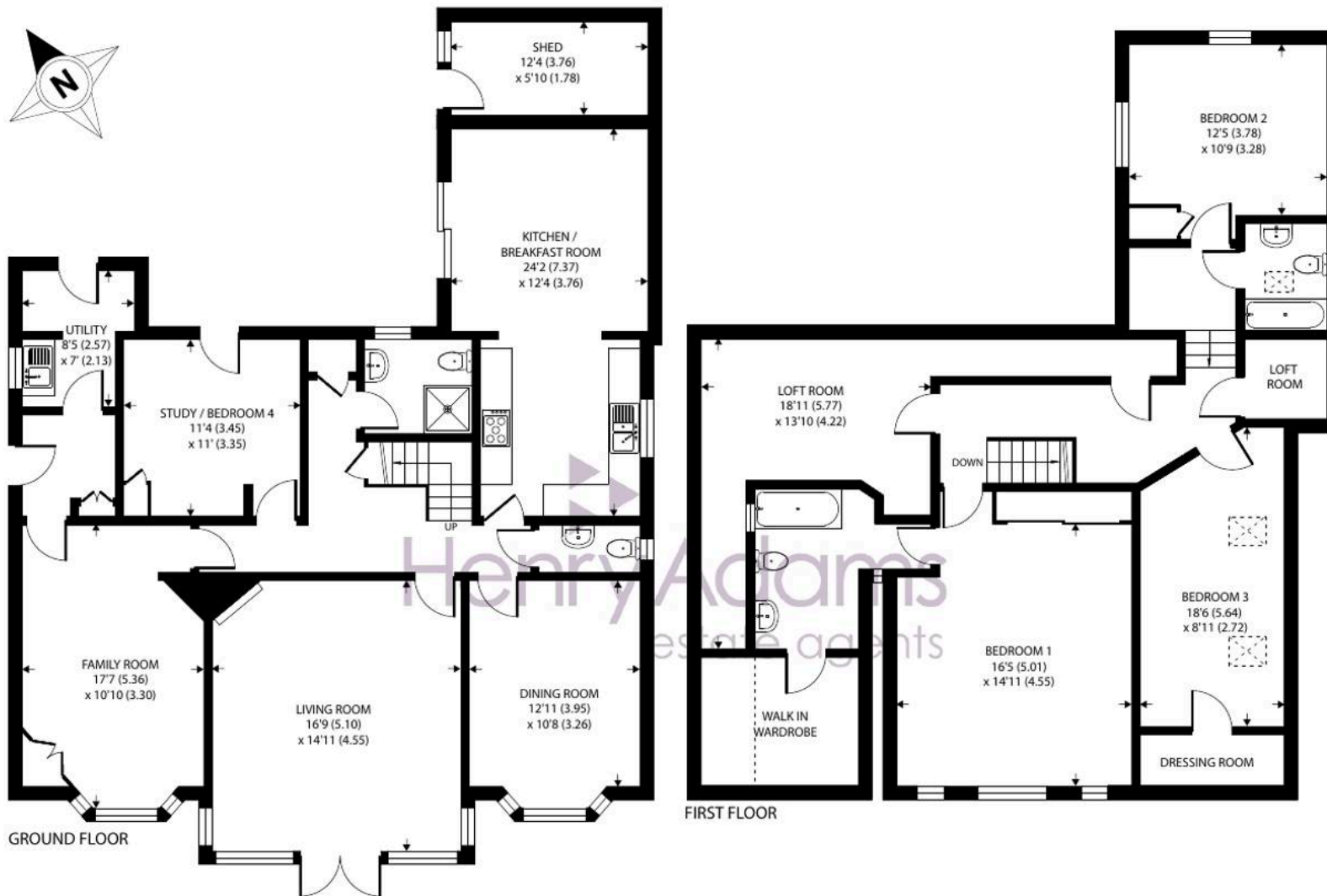
Situated just 300m from the beach, this home offers the perfect location for those who appreciate coastal living. The convenient proximity to the seaside allows for daily strolls along the shore or relaxing evenings watching the sunset over the horizon.

The property has off-road parking for several cars. The mature landscaping surrounding the property enhances the sense of privacy and tranquillity.

Council Tax band: F, EPC Rating: E

- Deceptive detached chalet style home
- View over fields & across to the Southdowns





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). © nichecom 2024. Produced for Henry Adams. REF: 1196010



62 West Street

Selsey, Chichester

Deceptive detached chalet-style home in desirable West Selsey. Built circa 1901 with views over fields and to Southdowns. 3/4 bedrooms, 3 bathrooms, 3 receptions, 24ft kitchen, off-road parking, 300m to beach. EPC-E, Council tax-F

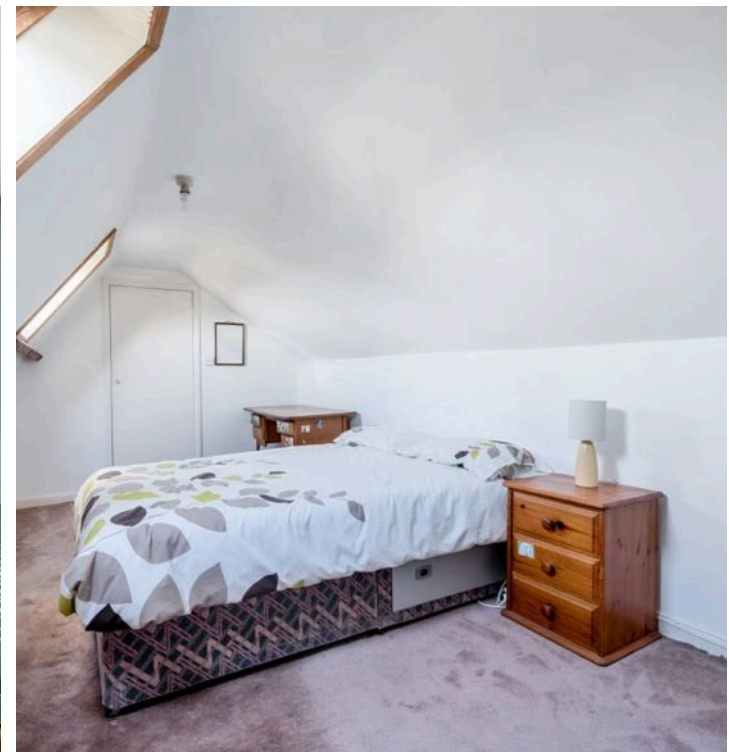
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 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

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

selsey@henryadams.co.uk

www.henryadams.co.uk/

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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.