



## 5 Old Coastguard Cottages West Street, Selsey, PO20 9AH

Guide Price £460,000 Freehold

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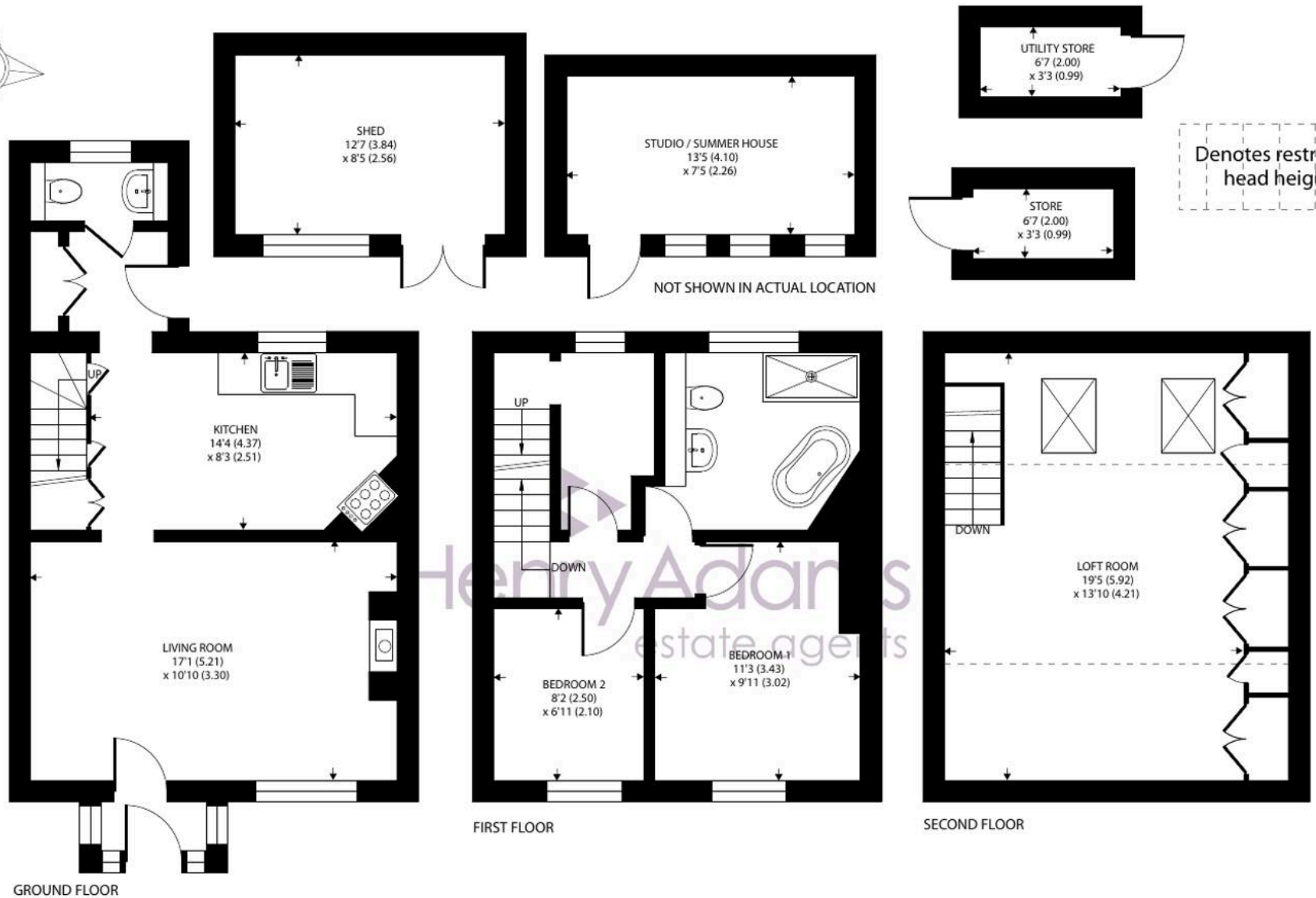
Selsey, Chichester

This beautifully presented Grade II listed former Coast Guard cottage offers a unique blend of historic charm and modern comfort, making it an exceptional opportunity for those seeking a distinctive coastal home. The property features two bedrooms on the 1st floor, complemented by a versatile loft room that is currently used as a third bedroom, providing flexible accommodation to suit a variety of needs.

The inviting family bathroom which benefits from a walk in shower & roll top bath along with captivating views across to The Southdowns, enhancing the sense of tranquillity throughout the home. Character features abound, with high ceilings, high skirting boards, and classic sash windows lending a timeless elegance to the interior spaces. The front-facing bedrooms boast far-reaching sea views, creating a tranquil and inspiring outlook.

- Grade II Former Coast Guard Cottage
- Beautifully Presented Throughout
- Two Bedrooms With A Loft Room Used As 3rd Bedroom
- Family Bathroom With Views Of The Southdowns
- Views Over The Downs To The Rear
- Far Reaching Sea Views From The Front Facing Bedrooms
- Character Features Including High Ceilings, High Skirting Boards And Sash Windows





Approximate Area = 904 sq ft / 83.9 sq m  
Limited Use Area(s) = 171 sq ft / 15.8 sq m  
Outbuildings = 248 sq ft / 23 sq m  
Total = 1323sq ft / 122.7 sq m

For identification only - Not to scale





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The living/dining area is thoughtfully arranged to maximise light and comfort, with tasteful décor and quality furnishings that underscore the property's 'turn key' appeal (all furniture included, price dependant). The kitchen benefits from top of the range Smeg appliances, built in dishwasher and grey painted units. The detached home garden studio offers a versatile space, ideal for working from home, pursuing hobbies or accommodating visitors, adding further flexibility to this unique home. This also has lighting, heating and room blinds. Practicality is also well considered, with parking for two cars ensuring convenience for residents and guests. Offered with no onward chain and an updated gas central heating system with 'Hive' thermostat, this exceptional cottage is ready for immediate occupation, allowing buyers to move in and start enjoying the lifestyle it affords without delay. Whether you are seeking a permanent residence or a stylish coastal retreat, this property combines the best of period charm, modern comfort, and breathtaking views over the Downs and sea, making it a truly outstanding choice for discerning buyers.

Council Tax band: C - £2,243.91

EPC Energy Efficiency Rating: D

- Parking For 2 Cars
- Detached Home Garden Studio
- NO Onward Chain & Offered as a 'Turn Key Home' With All Furniture Included (price dependant)



## View from bedrooms



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