



88 West Street, Selsey, PO20 9AG

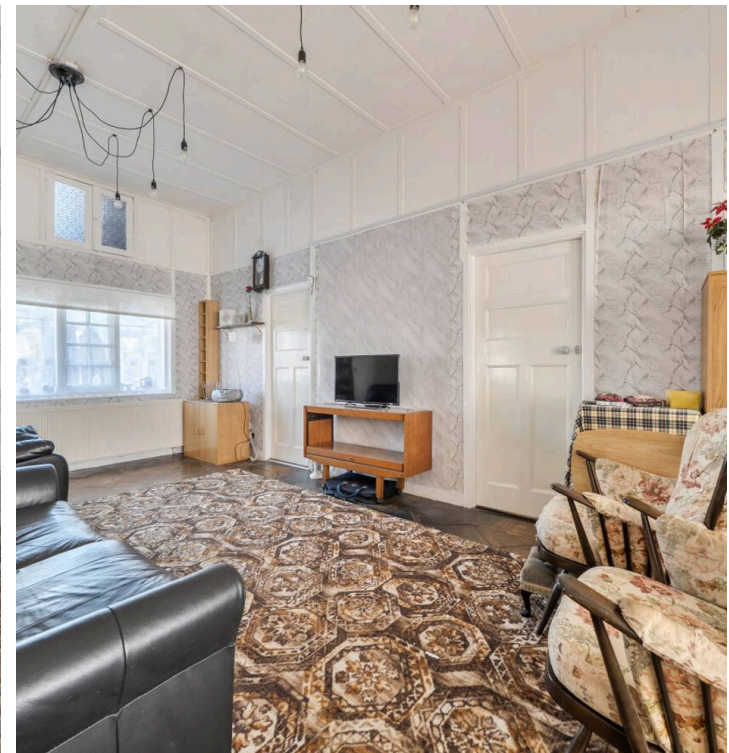
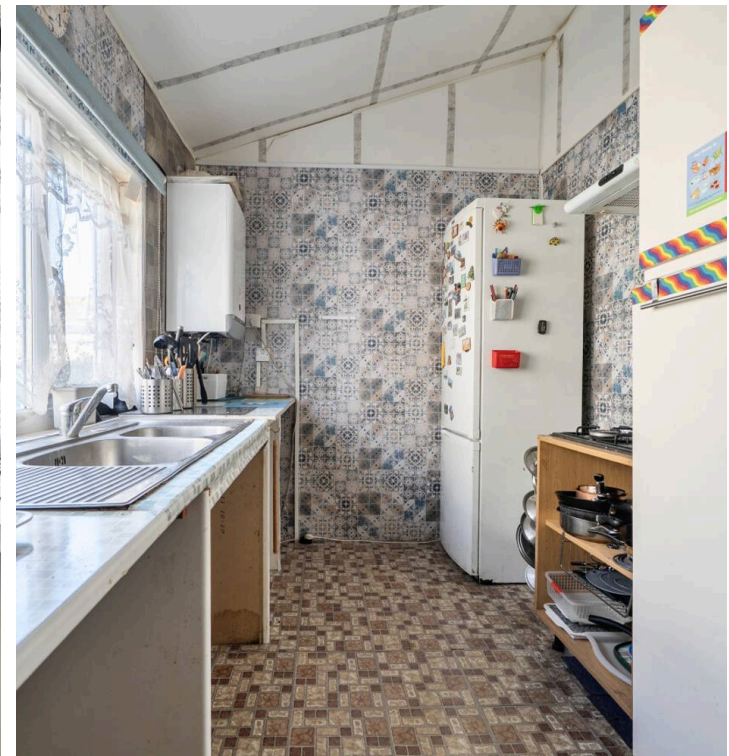
Guide Price £375,000 Freehold

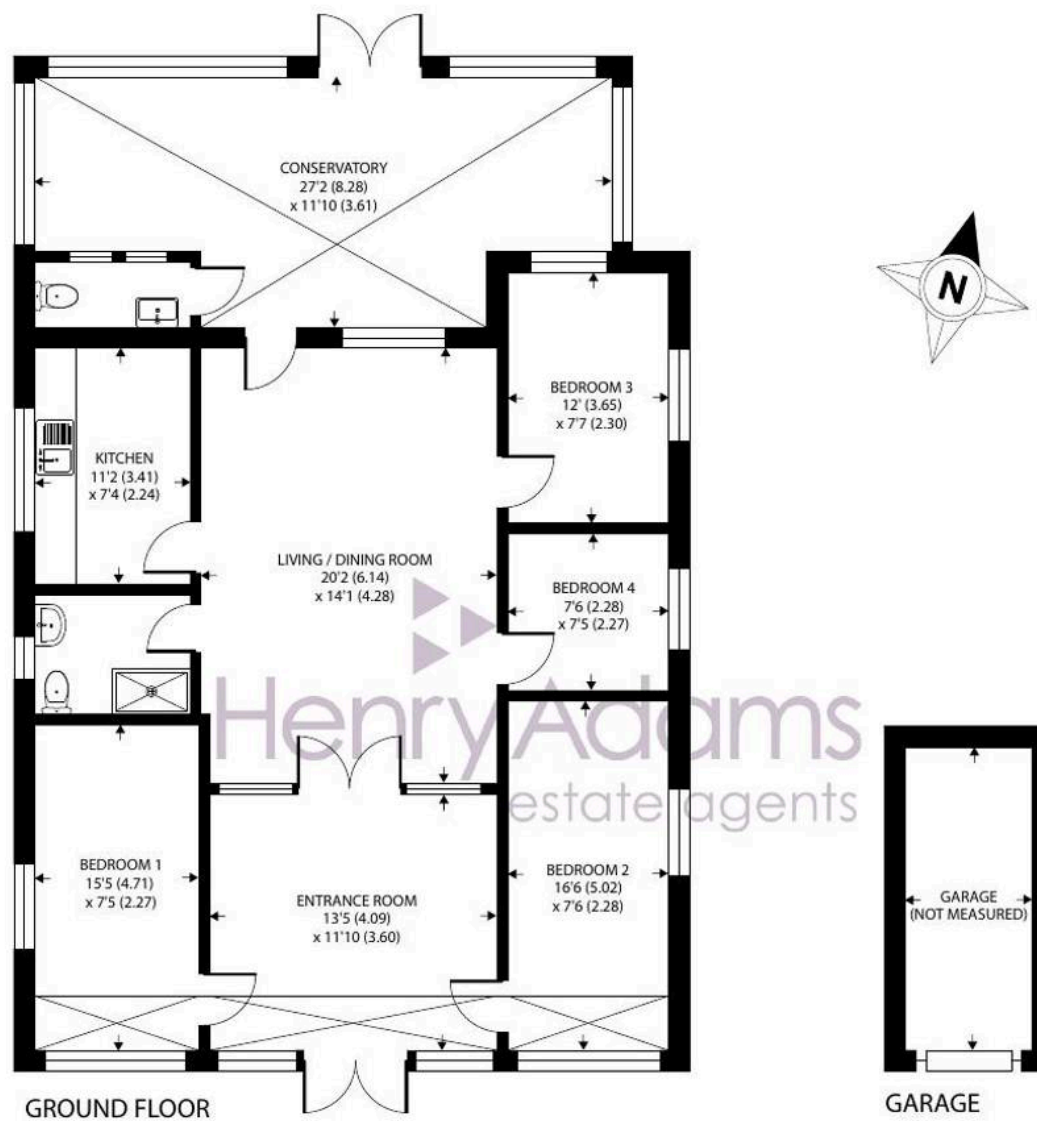
88 West Street

Selsey, Chichester

This detached bungalow offers a unique opportunity to acquire a home of non-traditional build, situated just 120 metres from the beach. The property features four bedrooms and a central living space with a striking high ceiling, creating a sense of openness and light. The conservatory provides an ideal spot for relaxing or entertaining, while the practical layout includes a shower room and an additional cloakroom for added convenience. Offered with no onward chain, this bungalow is set on a plot measuring approximately 140 feet by 50 feet, providing ample scope for extension or re-development (subject to the necessary consents). The stone-laid, gated driveway accommodates parking for four/five cars and leads to a detached single garage, offering further secure parking or storage. Please be advised that due to the nature of the construction the property may contain asbestos.

- Detached bungalow of non-traditional build
- Four bedrooms
- Central living space with high ceiling
- Conservatory
- Shower room and additional cloakroom
- No onward chain
- Plot size of approximately 140ft x 50ft
- Stone laid gated driveway for approx. 4 cars and a detached single garage
- Located within 120m of the beach





Approximate Area = 1362 sq ft / 126.5 sq m (excludes garage)

For identification only - Not to scale





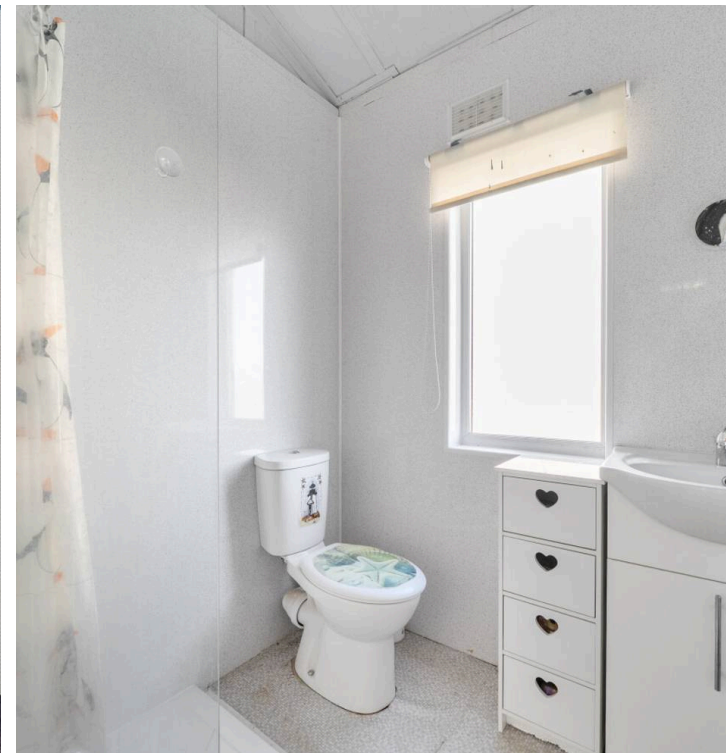
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To the front, the garden is mainly laid to lawn and complemented by a flower border. Side access leads to the rear garden, which is also mainly laid to lawn and features an area of hard standing. A metal shed provides practical storage solutions for garden tools or equipment. The detached garage is accessed via an up and over door, adding further convenience. With the beach just a short stroll away, this property offers an enviable coastal lifestyle combined with generous outdoor space and ample off-road parking.

Council Tax band: C, £2,243.91

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