



3 Homer Cottages West Street, Selsey

Guide Price £425,000

3 Homer Cottages West Street

Selsey, Chichester

A rare opportunity to purchase this grade II listed former coastguard cottage that dates back to the 1800's. Located down a quiet lane on the western side of Selsey affording far reaching views of the sea & Isle Of Wight to the front & views of the Southdowns to the rear this residence offers a truly idyllic setting.

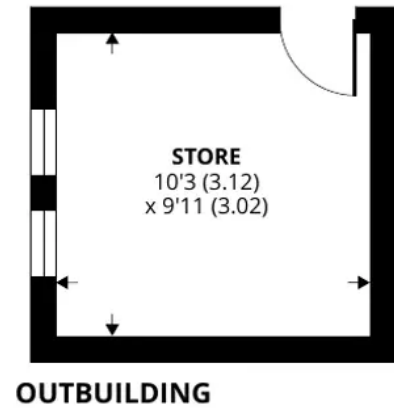
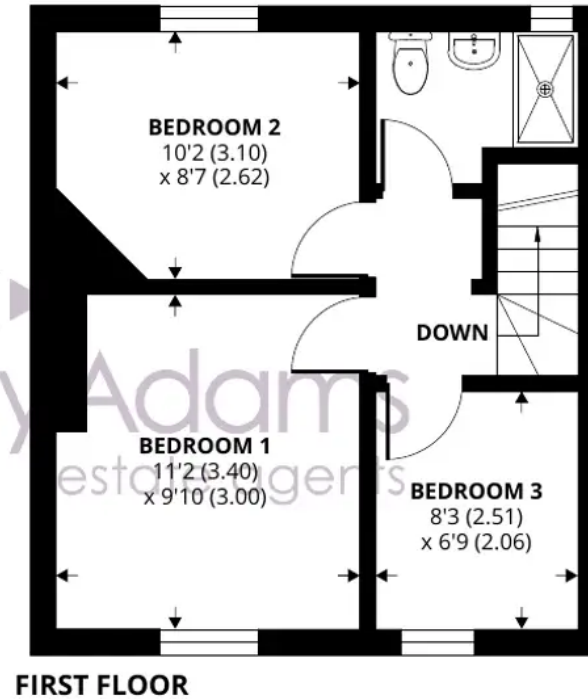
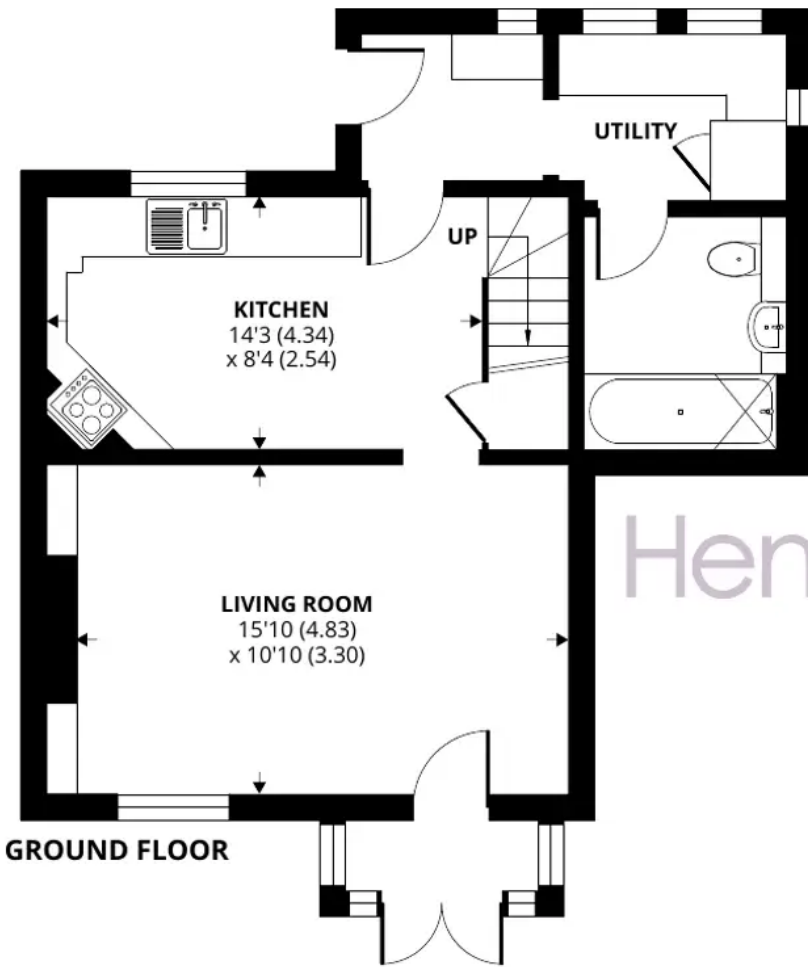
Upon entering the home via a handy entrance porch, a cosy & charming living room with built in cupboards and feature fireplace greets you. From the living room, access to the kitchen breakfast room can be had whilst a door from here opens to a useful utility room providing a functional place to deal with your laundry requirements. Adding to the convenience of the home there are both a ground floor bathroom and first-floor shower room to help cater to practical needs. Of added and great benefit the home is offered with off-road parking for two cars, ensuring convenience for residents and guests alike.

Council Tax band: C, Freehold,

EPC: N/A Grade II Listed Property

- Grade II listed former coastguard cottage
- Sea view from front facing bedrooms & view of the Southdowns to the rear
- Three bedrooms
- Kitchen breakfast room & utility room
- Ground floor bathroom and 1st floor shower room
- Character features including feature fireplace & high ceilings





Approximate Area = 830 sq ft / 77.1 sq m
 Store = 103 sq ft / 9.6 sq m
 Total = 933 sq ft / 86.7 sq m

For identification only - Not to scale





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The external space of this charming coastal abode offers both tranquillity and practicality perfect for enjoying the fresh sea air. Situated across from the front of the property, a lawn garden enclosed by fencing provides a serene corner for moments of relaxation or al fresco dining. To the rear, a paved courtyard offers easy access to three storage outbuildings provide ample space for storing tools and equipment. The courtyard also offers a pedestrian right of access across the other cottage's courtyards to the parking area and detached outbuilding nestled to one corner, enhancing the overall convenience and usability of the outdoor space. Whether you seek a peaceful spot to enjoy the sea breeze, a serene escape with stunning views, or a practical retreat with parking, this property seamlessly blends historic charm with contemporary living to create a truly enchanting coastal haven.

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- Three bedrooms
- Kitchen breakfast room & utility room
- Ground floor bathroom and 1st floor shower room
- Character features including feature fireplace & high ceilings
- Lawned and courtyard gardens
- 3 storage outbuildings off the courtyard
- Detached outbuilding for storage
- Off road parking for 2 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