



**63 West Street, Selsey**  
Guide Price **£850,000** Freehold

  
**Henry Adams**  
estate agents

# 63 West Street

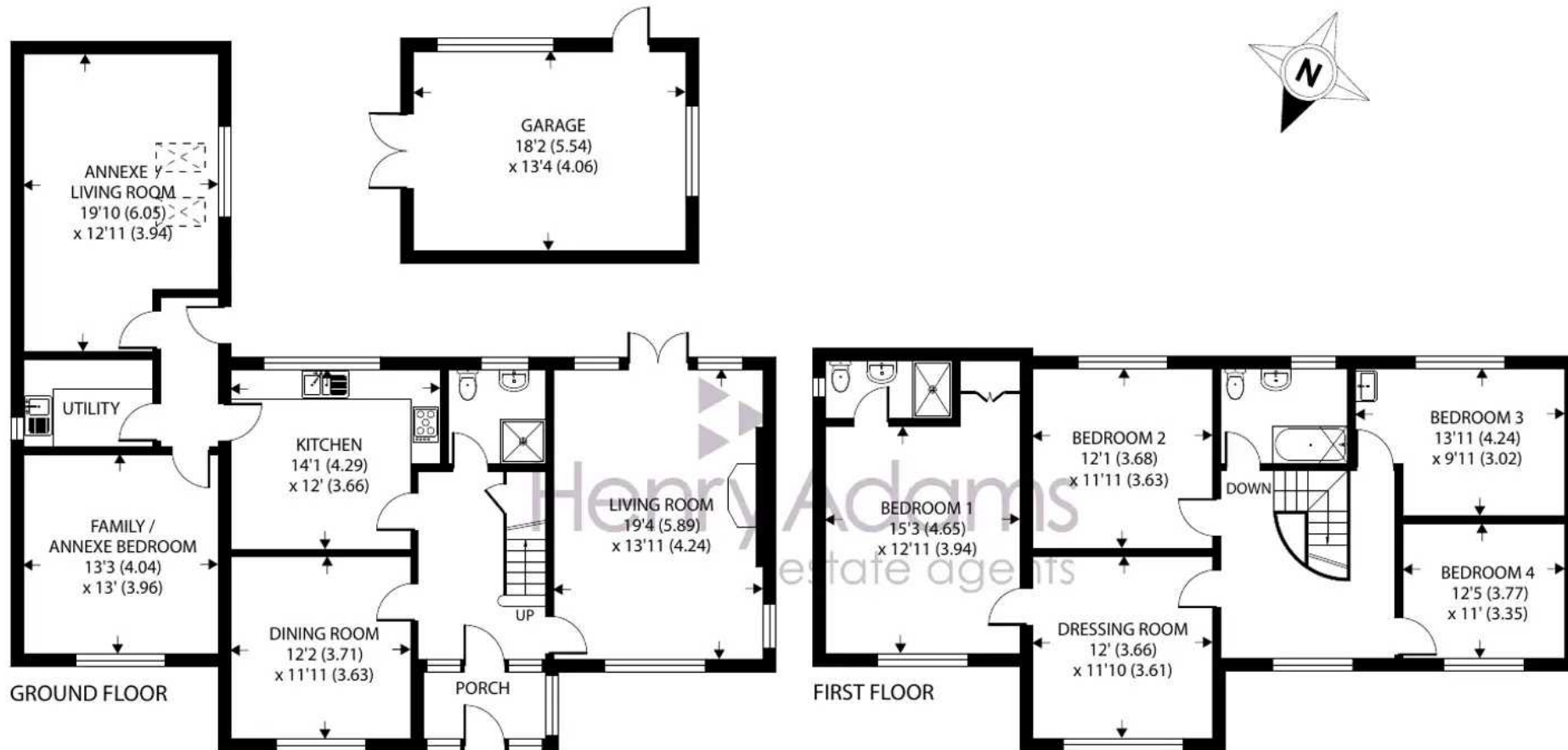
Selsey, Chichester

Presenting this substantial detached house, proudly occupying a generous 0.334 acre corner plot with versatile living spaces, providing a canvas for an array of lifestyle choices. This residence boasts 5/6 double bedrooms, 3/4 reception rooms, offering an abundance of space for comfortable living and entertaining.

Offered with the advantage of no onward chain, this exceptional property presents a rare opportunity to own a distinguished home in a prime location. Whether seeking a family residence with room to grow or an impressive setting for hosting memorable gatherings this property combines versatility and convenience in a coveted location, inviting new owners to realise their visions of living by the sea.

- Substantial, imposing detached house occupying 0.334 acre corner plot
- Flexible accommodation & living arrangements
- 5/6 bedrooms
- 3/4 reception rooms
- Main bedroom with dressing room and en-suite
- Character features such as Herringbone wooden flooring & high ceilings
- Annexe capabilities
- Located within 150m of the beach
- Sweeping in & out driveway with parking for 10-12 cars
- Detached garage with scope to extend & create a multi vehicle garage (subject to planning)
- NO onward chain





Approximate Area = 2354 sq ft / 218.6 sq m  
Garage = 242 sq ft / 22.4 sq m  
Total = 2596 sq ft / 241 sq m

For identification only - Not to scale





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Upon entry, be captivated by the openness of the entrance hall with herringbone wooden flooring. Throughout the property character features can be found, including Herringbone wooden flooring, high ceilings and a vaulted ceiling in the annexe living room. Heading to the 1st floor of the home your greeted with a galleried landing and doors to the bedrooms & family bathroom. The main bedroom, enjoys a spacious dressing room (currently used as an additional bedroom) and en-suite shower room, offering a spacious retreat.

The potential for an annexe 'wing' of the house offers further scope for versatile use, catering to a range of needs and desires. Situated within a mere 150 metres of the beach, this residence ensures an unparalleled coastal lifestyle that beckons exploration and leisurely strolls.

A sweeping in and out driveway sets the stage for a grand entrance, providing ample parking for 10-12 cars, ensuring convenience for residents and guests alike. A detached garage offers additional storage options and the possibility of extending to accommodate a multi-vehicle garage, subject to obtaining the necessary planning permissions.

Council Tax: F, Freehold, EPC: 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