



## Puffin Thatch, 3 Beach Gardens, Selsey

Guide Price £650,000

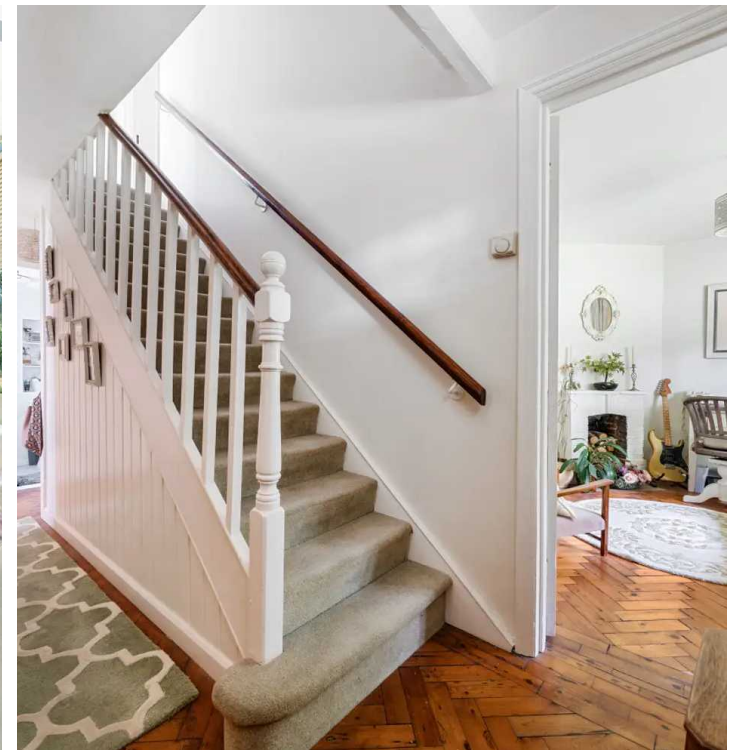
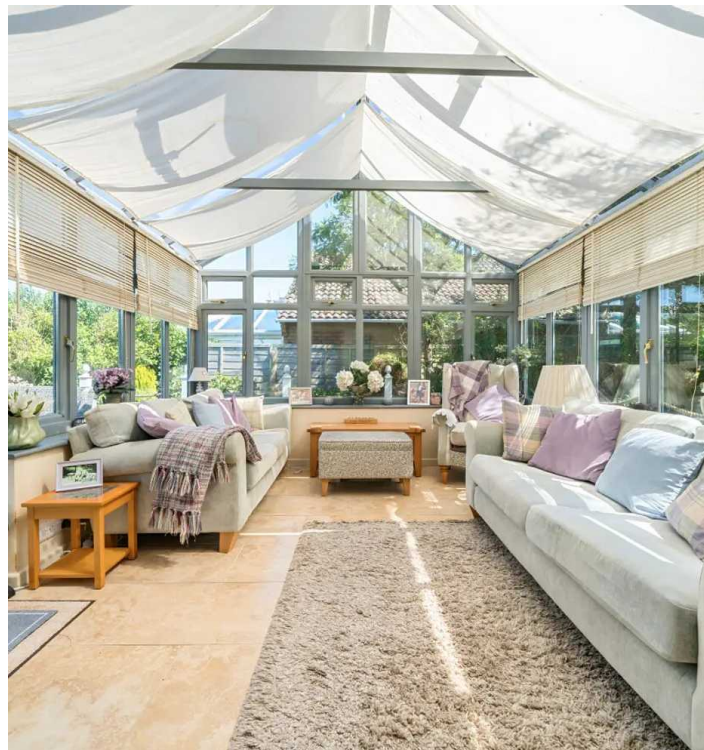
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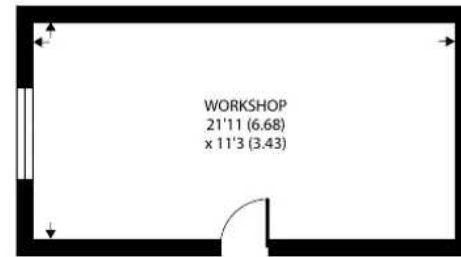
, Selsey

Nestled within a coastal village and private position itself, this charming and characterful detached thatched 'cottage' offers an inviting retreat for those seeking a unique blend of traditional charm and modern convenience. Boasting three/four bedrooms, this delightful property presents a flexible living space that is both versatile and welcoming.

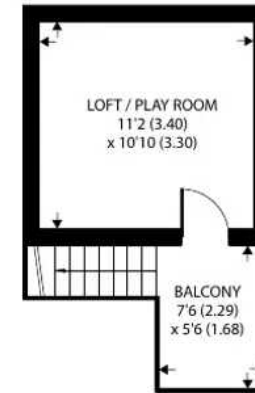
Upon entering the home, residents are greeted by a warm and inviting ambiance with the living room, perfect for relaxing or entertaining guests. Adjacent to the living room is a bright and airy orangery, providing an ideal space for enjoying the surrounding views of the gardens and natural light. The kitchen breakfast room offers a practical area for culinary endeavours, while a convenient utility/boot room adds to the functionality of the home.

- Charming and characterful detached thatched 'cottage'
- Three/four bedrooms
- Living room and orangery
- Kitchen breakfast room and utility/boot room
- Off road parking to the front and additional covered parking/boat store to the rear
- Character features include Herringbone wooden flooring, tiled flooring and picture rails
- Detached workshop with studio/playroom above (development potential Subject to consents)
- Located within 200m & a short level walk to the beach

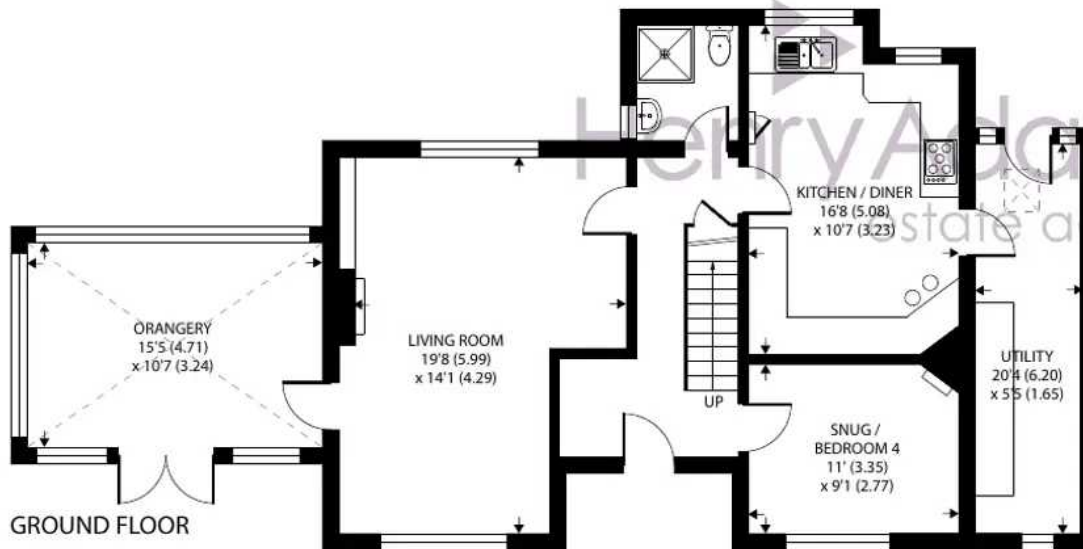




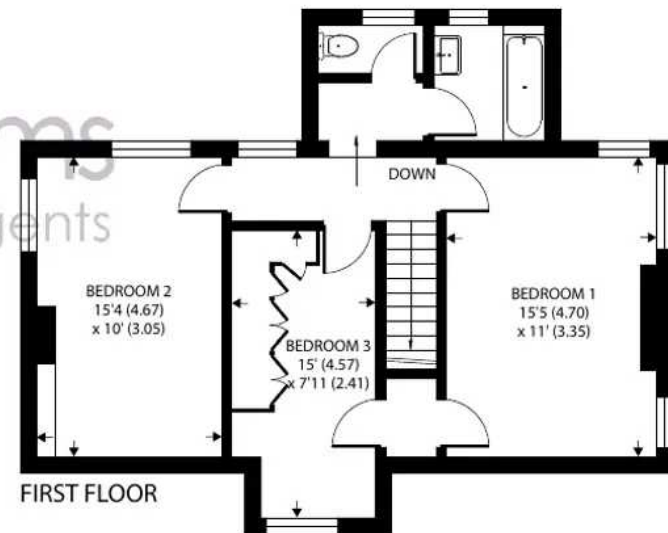
OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1608 sq ft / 149.3 sq m

Outbuilding = 370 sq ft / 34.3 sq m

Total = 1978 sq ft / 183.7 sq m

For identification only - Not to scale





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Throughout the property, character features abound, including herringbone wooden flooring, tiled flooring and picture rails, adding to the timeless appeal of the cottage. Additionally, the property offers off-road parking to the front for 3/4 cars, as well as additional covered parking/boat store to the rear, ensuring ample space for vehicles and storage needs.

For those with a creative spirit, a detached workshop with a studio/playroom above presents an exciting opportunity for development, subject to necessary consents. This versatile space offers great potential for those looking to customise and enhance the property further.

Outside, the well-maintained and charming gardens to the front and rear provide a serene oasis for relaxation and enjoyment. The proximity of the property to the beach, located within 200m and a short level walk away, offers a unique opportunity to embrace coastal living and all it has to offer.

Council Tax band: E

Tenure: Freehold

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