



## Ivy House, 61 West Street, Selsey, PO20 9AE

Guide Price £925,000 Freehold



# Ivy House, 61 West Street

Selsey, Chichester

This exceptional Grade II listed detached residence, positioned on the desirable west side of Selsey, offers an impressive 2,250sqft of versatile and characterful living space, thoughtfully arranged to accommodate both family life and entertaining.

The property is distinguished by its striking partly thatched and part tiled roof, which, alongside a wealth of original period features, lends a unique charm and sense of history. Upon entering, you are welcomed into the entrance hall, which flows seamlessly through to four generously proportioned reception rooms, each with its own distinct character and potential for flexible use (such as formal living, dining, study, family room & breakfast room). The kitchen is appointed with cabinetry and workspace, providing a practical and heart to the home. Upstairs, five bedrooms are arranged around a central landing, each benefitting from comfortable proportions and natural light, making them ideal for family members or guests. Two well-fitted bathrooms serve the first floor, designed with both comfort and functionality in mind. Secure gated parking, accessed via electric gates, ensures privacy and peace of mind, with a detached garage providing additional convenience for vehicles or storage. The property further benefits from a separate workshop and a range of storage outbuildings, perfect for hobbies, crafts, or further practical requirements - the workshop offering the possibilities of conversion to an air bnb.



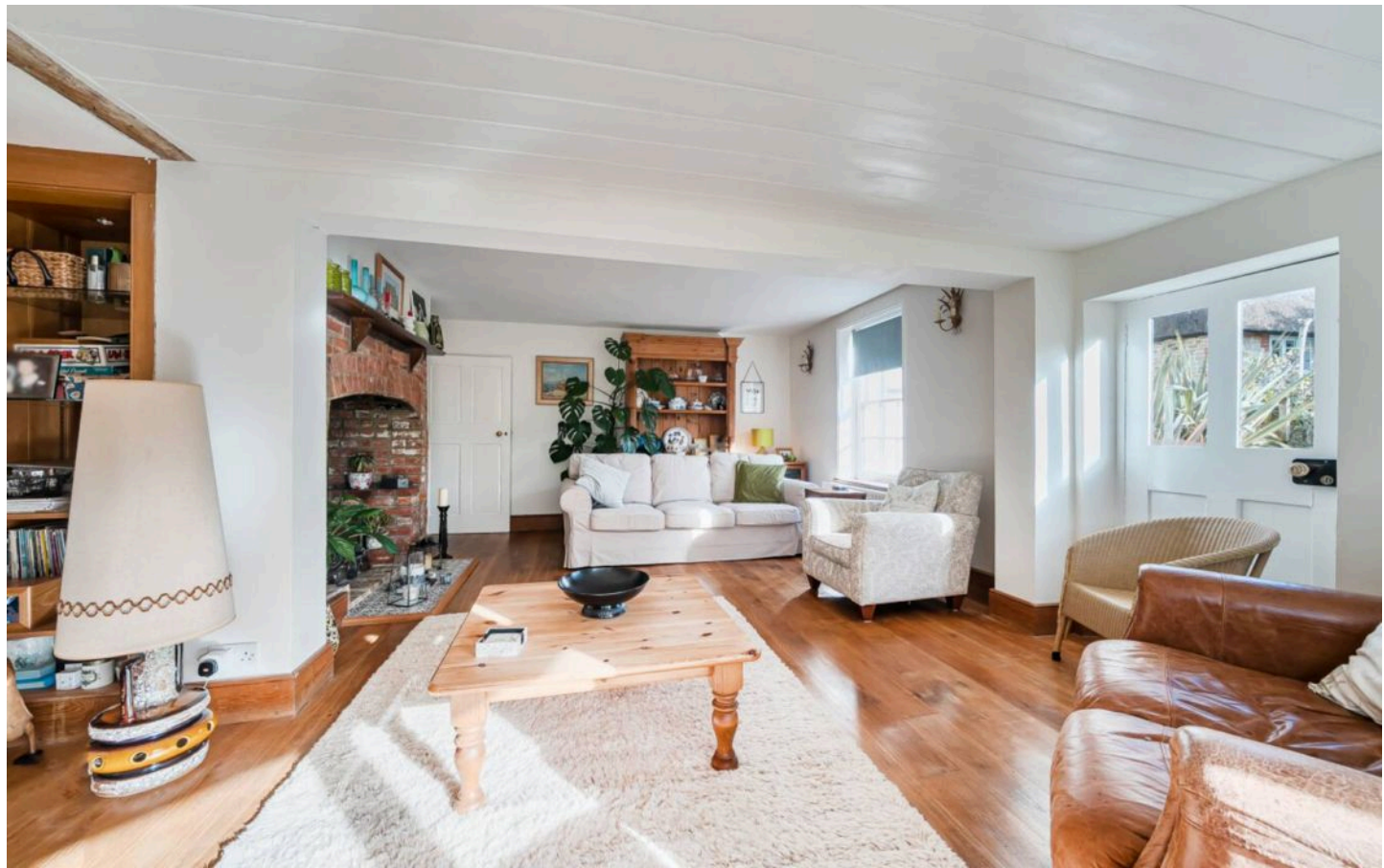


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Throughout, the house showcases an array of period details, including exposed beams, original fireplaces, and elegant sash windows, all of which contribute to the warm and inviting atmosphere. The walled, landscaped gardens (visible from many principal rooms) offer a picturesque outlook and a tranquil setting, enhancing the sense of seclusion and serenity within this remarkable home. Ideally situated to take advantage of Selsey's amenities, coastal walks, and excellent transport links, this imposing and beautiful property represents a rare opportunity to acquire a distinguished family home that seamlessly blends historic character with modern comforts.

- Grade II listed imposing detached house of 2328sqft on the west side of Selsey
- Five 1st floor bedrooms
- Four reception rooms
- Two Bathrooms
- Gated parking (with electric gates) & Detached garage
- Workshop and Storage Outbuildings
- Partly thatched and part tiled roof
- Character features
- Walled, Landscaped gardens





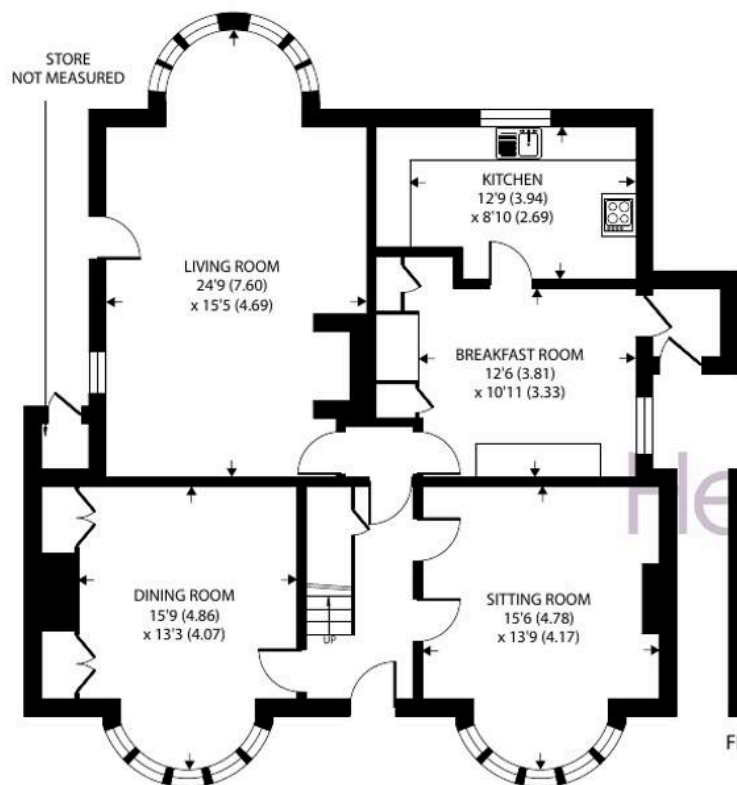




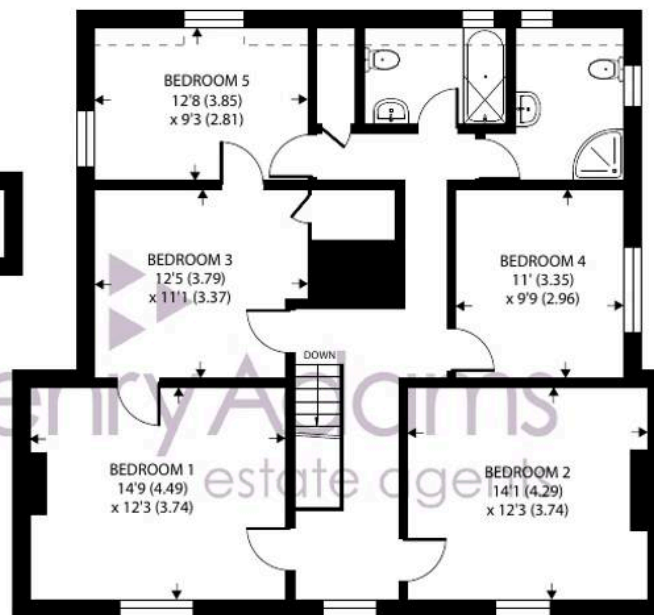




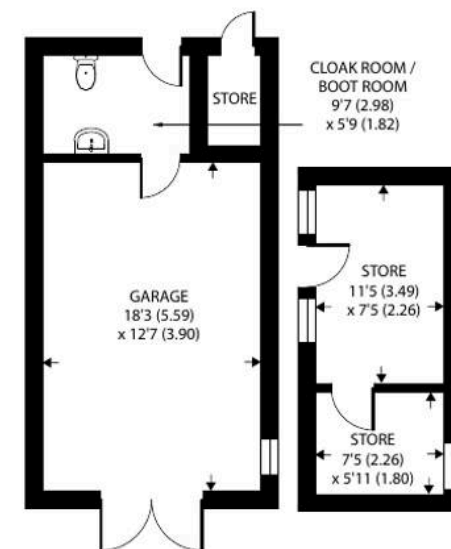
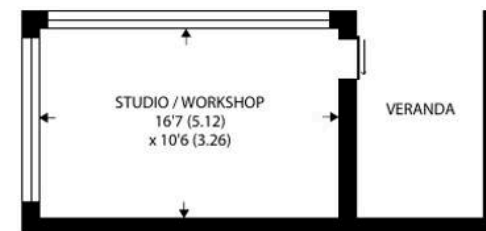
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Approximate Area = 2221 sq ft / 206.3 sq m (excludes store)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 292 sq ft / 27.1 sq m

Outbuilding = 321 sq ft / 29.8 sq m

Total = 2864 sq ft / 265.9 sq m

For identification only - Not to scale



















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