



Watergate, 23 Warner Road, Selsey, PO20 9DD

Offers in Region of £1,000,000 Freehold

 **Henry Adams**  
estate agents

# Watergate, 23 Warner Road

Selsey

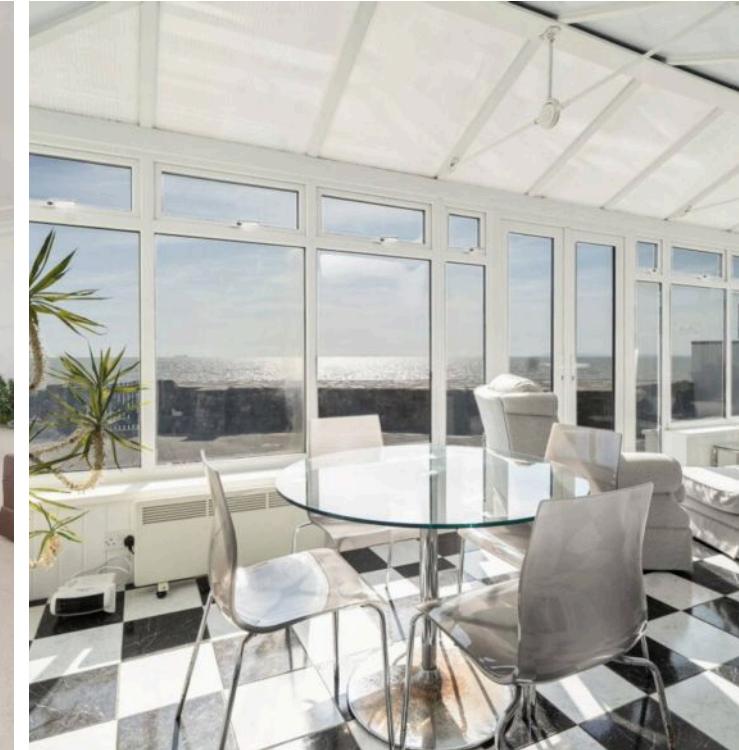
Introducing this detached home, directly facing the serene waters of the English Channel, this impressive property boasts panoramic views of the sea, extending across to the enchanting Isle of Wight and the striking Spinnaker Tower in Portsmouth.

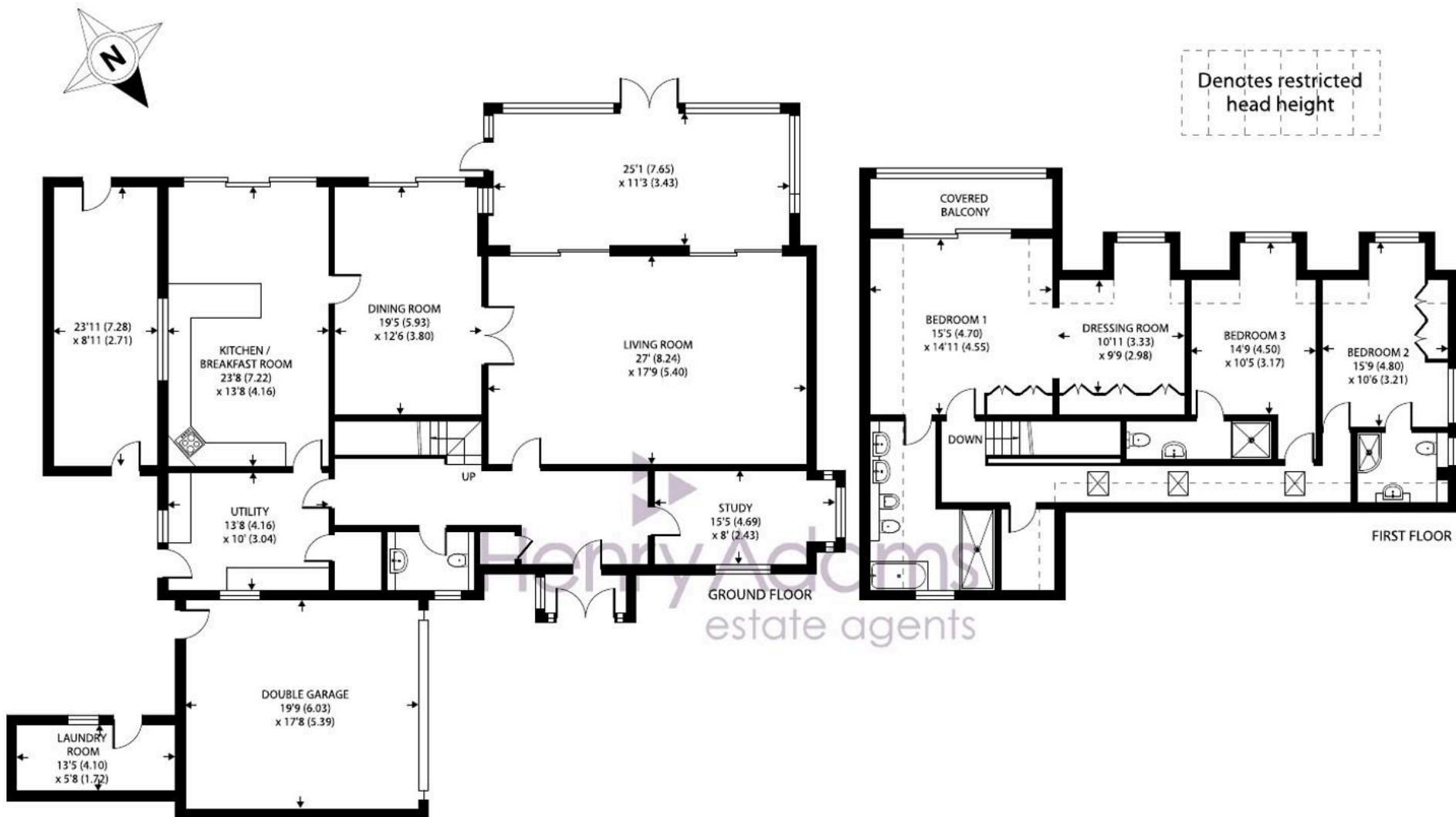
Spanning over 3500sqft, this home offers a spacious layout with a versatile floor plan. The ground floor features a 24ft kitchen breakfast room with its own separate 13ft utility room, 27ft living room, conservatory, large dining room and a conveniently located home office, ideal for those seeking a comfortable and productive work environment within the comforts of their own home. The home office also offers the added flexibility of being used as a 4th bedroom. Each of the three 1st floor double bedrooms is equipped with its own en-suite shower room, ensuring privacy and convenience for all residents and guests. The 27ft principal bedroom is a true retreat, showcasing a generous dressing room, a six piece en-suite bathroom and an enclosed sea facing balcony, providing a private sanctuary for relaxation and admiring the breath-taking views.

Enhanced with underfloor heating throughout the ground floor, this home offers warmth and comfort during cooler months, while the Oak detailing throughout adds a touch of elegance and sophistication to the home.

Council Tax band: G - £4019.10, EPC - D

- Direct sea facing detached spacious home of over 3500sqft
- Panoramic sea views and across to the Isle Of Wight &





## 23 Warner Road, Selsey, Chichester, PO20 9DD

Approximate Area = 2925 sq ft / 271.7 sq m (excludes covered balcony)

Limited Use Area(s) = 195 sq ft / 18.1 sq m

Garage = 350 sq ft / 32.5 sq m

Outbuildings = 288 sq ft / 26.7 sq m

Total = 3758 sq ft / 349.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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Selsey

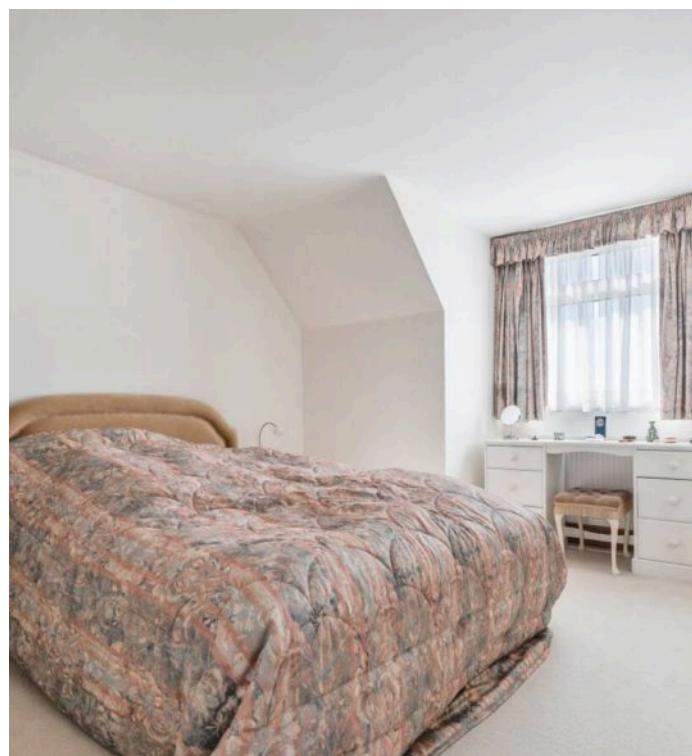
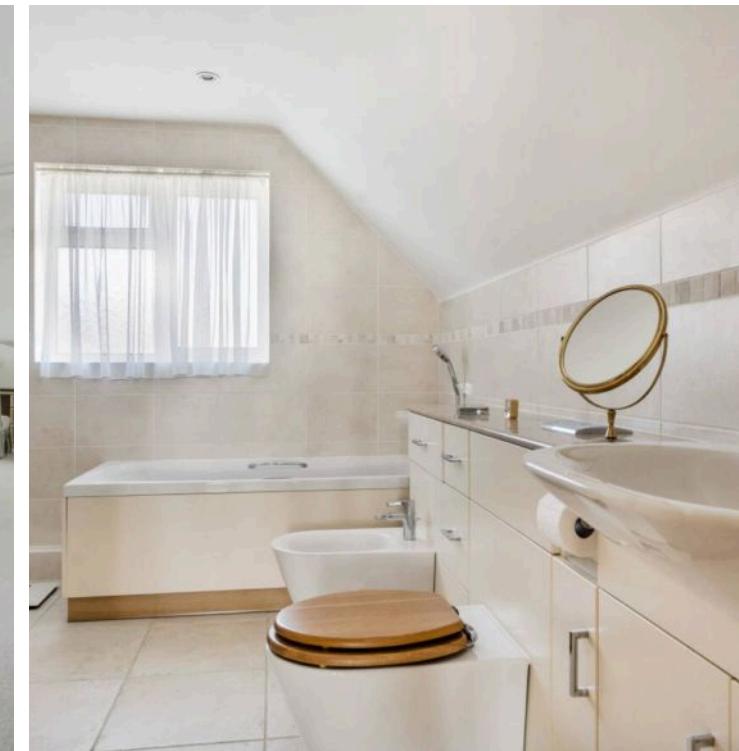
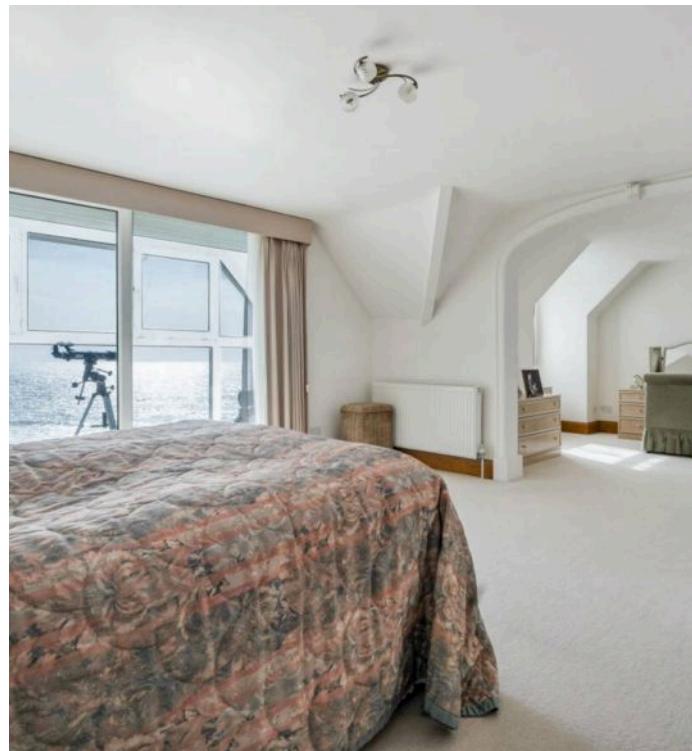
Detached facing sea with panoramic views. Spacious layout, home office or 4th bedroom, en-suites to all 3 bedrooms, principal bedroom with dressing room, en-suite and sea-facing balcony. Convenience is key with off-road parking available for several vehicles, along with the added benefit of a double garage, providing ample space for car enthusiasts and those who require additional storage solutions.

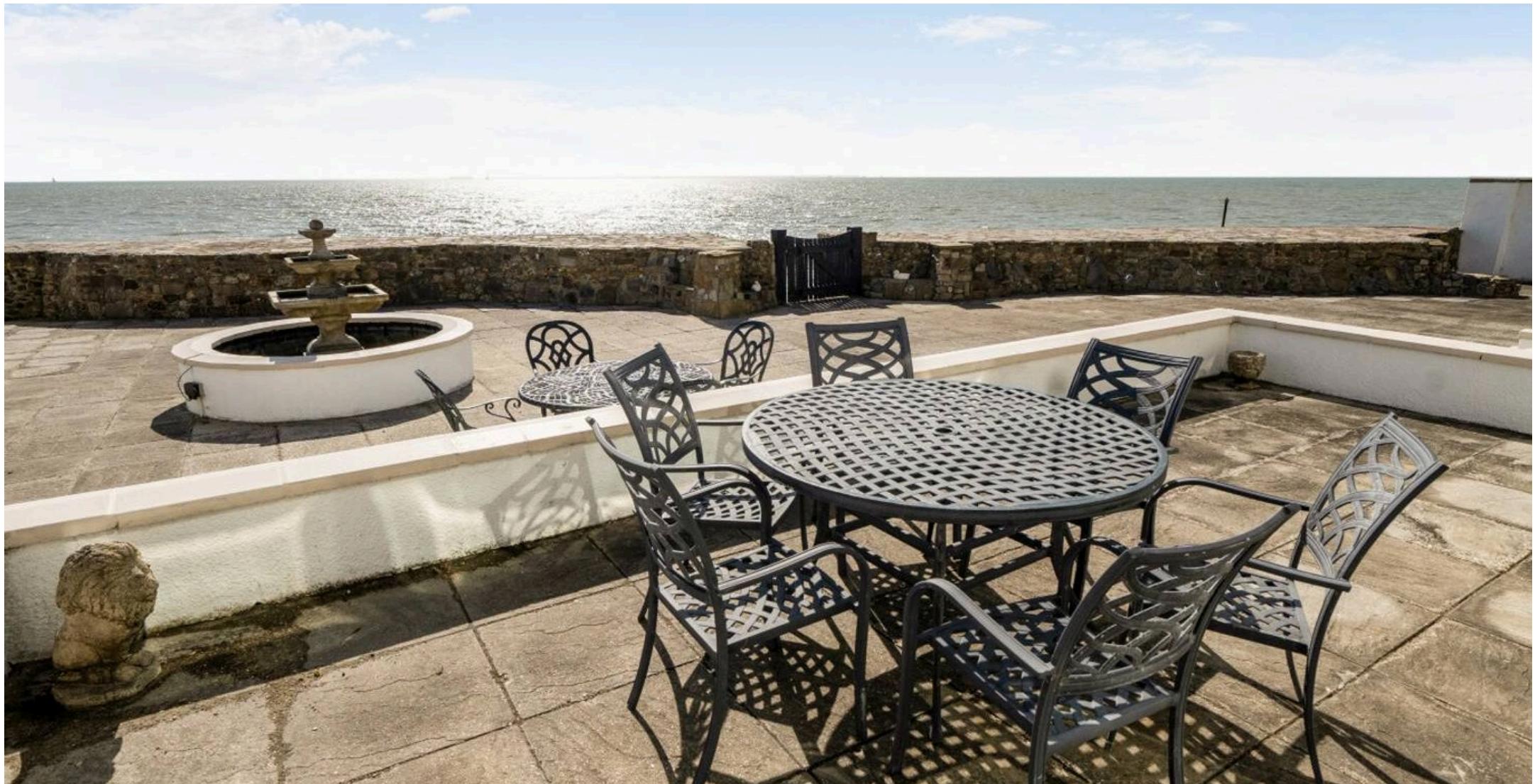
In conclusion, this sea-facing property with its magnificent views and generous living spaces, offers a home of comfort.

EPC-D, Council tax-G.

Council Tax band: G - £4019.10, EPC - D

- Direct sea facing detached spacious home of over 3500sqft
- Panoramic sea views and across to the Isle Of Wight & Portsmouth's Spinnaker Tower
- 23ft kitchen breakfast room with separate 13ft utility room
- Flexible accommodation with ground floor home office
- 27ft principal bedroom with dressing room, en-suite and enclosed balcony
- All bedrooms benefit from en-suites
- Underfloor heating to the ground floor, radiators on the 1st floor and Oak detailing throughout
- Ironing room and large greenhouse
- Off road parking for several cars and a double garage
- No onward chain





## Henry Adams - Selsey

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