



**57 West Street, Selsey, PO20 9AE**

Guide Price **£570,000** Freehold

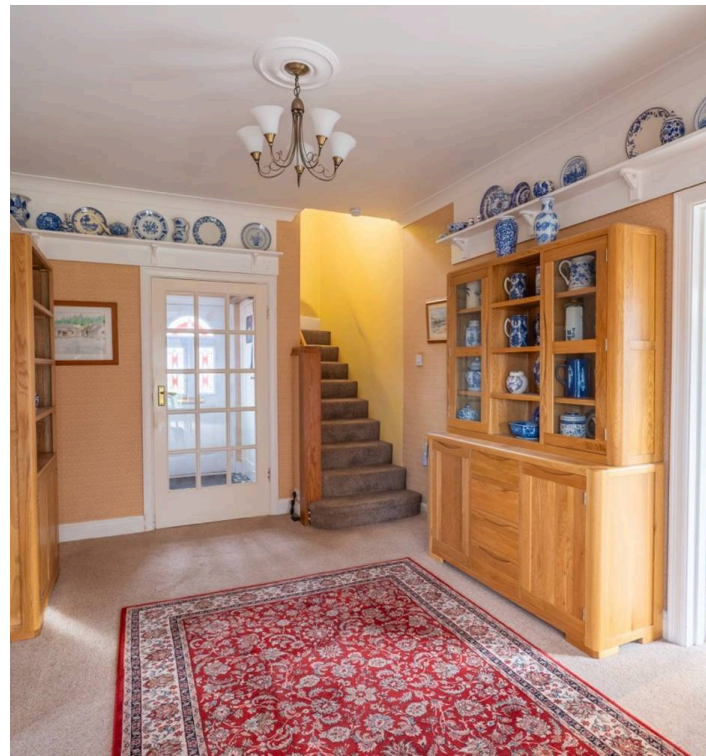
 **Henry Adams**  
estate agents

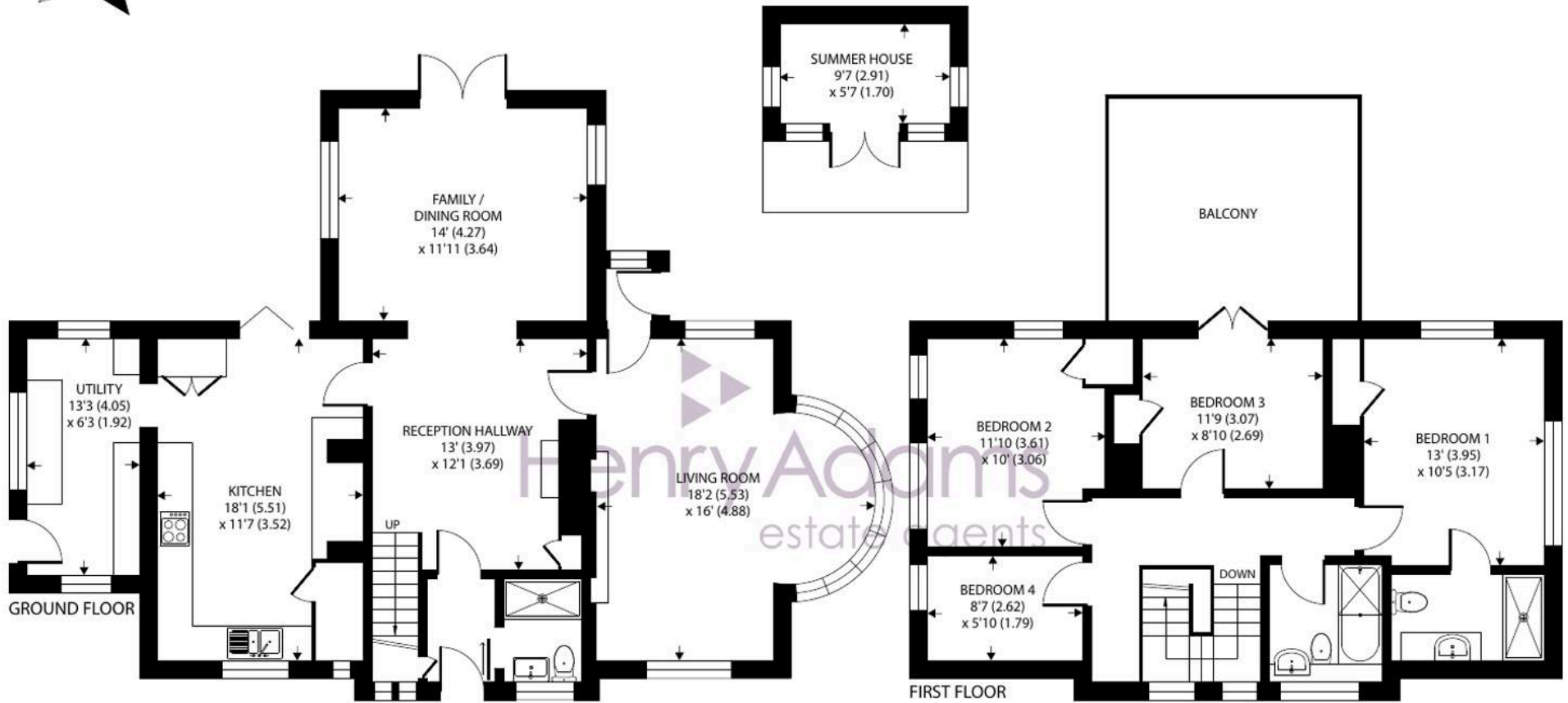
# 57 West Street

Selsey, Chichester

Situated in a sought-after location on the West side of Selsey, this elegant 1930s detached residence offers an impressive blend of character and modern convenience, making it an ideal choice for families or those seeking spacious accommodation. The property welcomes you with a generous reception entrance hall, setting the tone for the well-proportioned and versatile living spaces beyond. A bright and inviting living room provides a comfortable setting for relaxation with a log burner fitted for those colder winter nights, while the separate dining room is perfect for entertaining or family gatherings. The kitchen breakfast room is thoughtfully designed with ample space for informal dining and direct access to a separate utility room, ensuring practicality for every-day living. There are four bedrooms, one of which is currently used as a reading room/study with double doors out onto a balcony offering flexibility for family members, guests, or home working requirements. Three bathrooms, including en suite facilities, cater to busy family life and add a touch of luxury.

- 1930's detached house in desirable location on the West side of Selsey
- Four bedrooms
- Reception entrance hall
- Living & dining rooms
- kitchen breakfast room and separate utility room
- Three bathrooms





Approximate Area = 1622 sq ft / 150.6 sq m

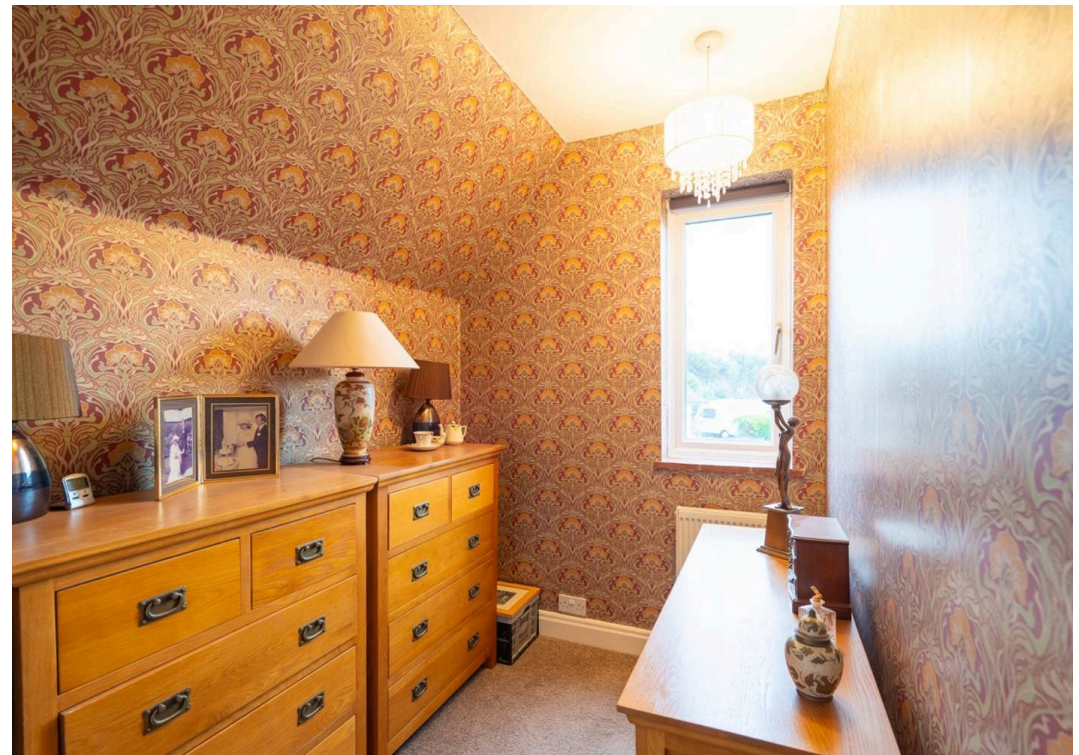
Outbuilding = 53 sq ft / 4.9 sq m

Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale







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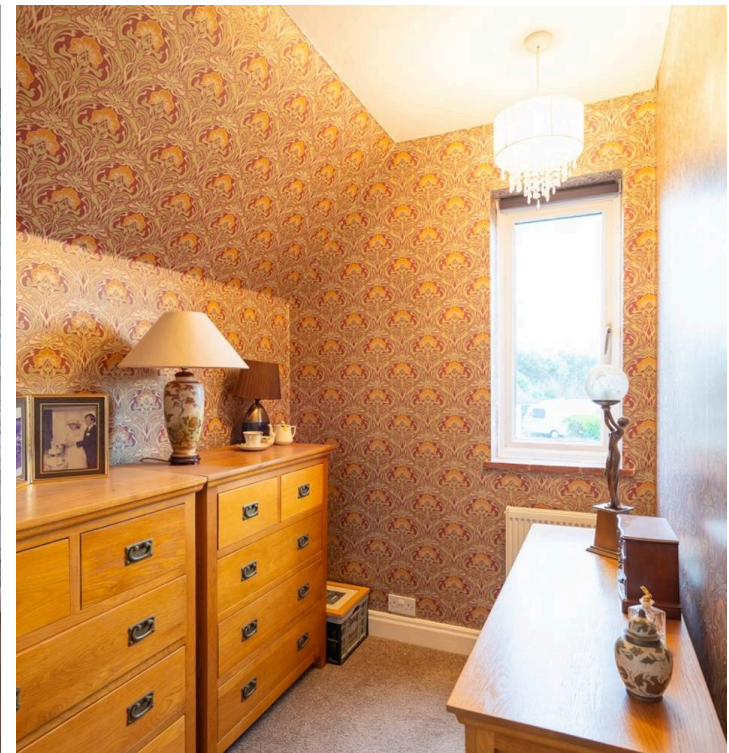
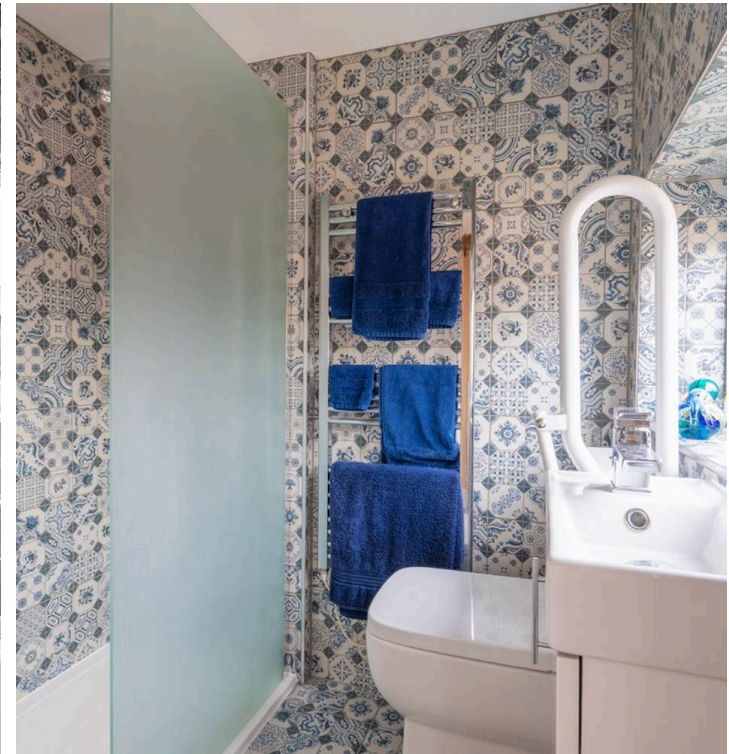
Selsey, Chichester

The property benefits from modern features such as solar panels and an EV charging point, providing energy efficiency and future-proofed convenience. Ample off-road parking is available on the driveway to the front, with additional parking to the rear, accommodating several vehicles with ease. The generous rear garden which extends to 120ft (approx.) is landscaped into differing areas of lawn, seating, vegetable garden, and fish pond. This attractive home is offered with no onward chain, facilitating a smooth and swift transaction for prospective buyers. Combining the charm of its period origins with thoughtful updates and a prime location, this property presents a rare opportunity to acquire a family home in one of Selsey's most desirable neighbourhoods.

Council Tax band: F - £3,646.35

EPC Energy Efficiency Rating: B

- Solar panels and EV charging point
- Generous (120ft approx) westerly facing garden
- Driveway to the front with off road parking for several vehicles & additional parking to the rear
- NO onward chain





## 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.