



West Winds Southern Road, Selsey, PO20 0BD

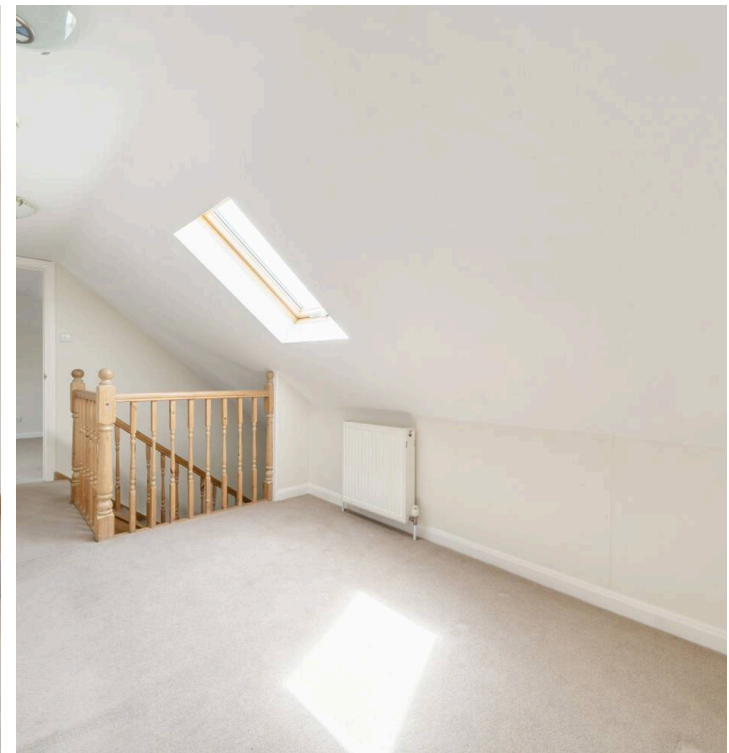
Guide Price **£550,000** Freehold

West Winds Southern Road

Selsey, Chichester

This deceptively spacious detached chalet style home is situated in a highly desirable location to the south of Selsey, offering flexible and well presented accommodation throughout. The property features three double bedrooms and three bathrooms, providing ample space for both family living and visiting guests. The kitchen is complemented by a separate utility room, ensuring convenience for daily tasks. A particular highlight is the studio annexe (formerly the living room), comprising living, sleeping and kitchen space within the one room and its own private shower room, all of which offers versatile options for use as a home office, guest accommodation, or creative space.

- Deceptively spacious detached chalet style home
- Three double bedrooms
- Three bathrooms
- Kitchen & utility room
- Desirable location to the South of Selsey
- Studio annexe (formerly the living room)
- Well presented
- Double garage & driveway for 3/4 cars
- Enclosed rear garden with 2 workshops/shed and adjoining covered storage area
- No onward chain





NOT SHOWN IN ACTUAL LOCATION / POSITION



Approximate Area = 1442 sq ft / 133.9 sq m (excludes void)

Limited Use Area(s) = 189 sq ft / 17.5 sq m

Garage = 298 sq ft / 27.6 sq m

Outbuilding = 286 sq ft / 26.5 sq m

Total = 2215 sq ft / 205.5 sq m

For identification only - Not to scale





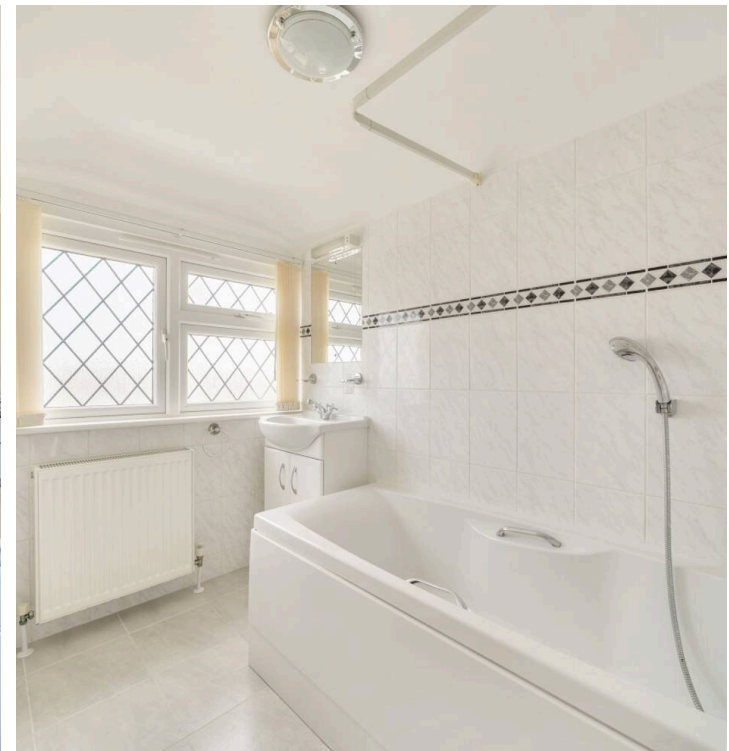
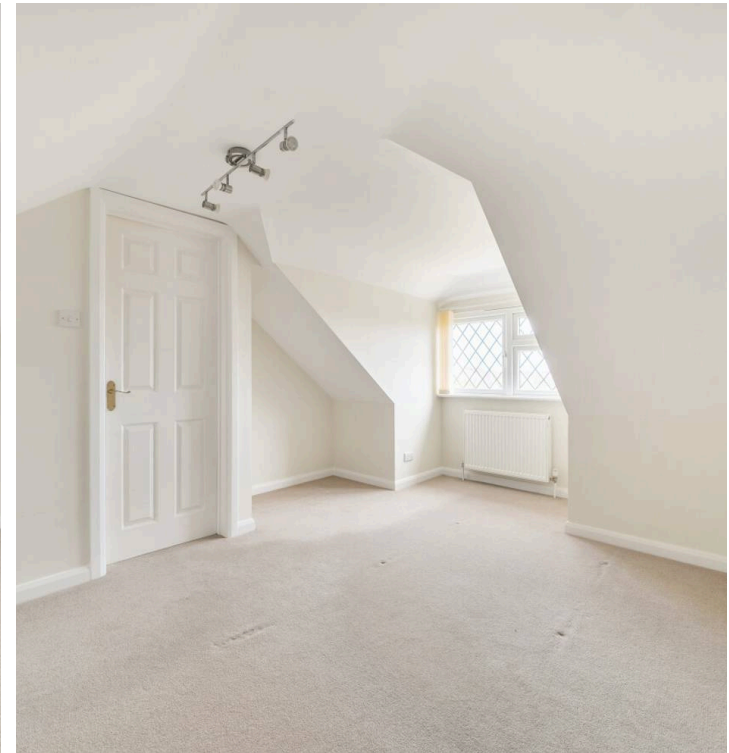
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The rear garden is mainly laid to lawn and bordered by a variety of flowers and shrubs. The garden is wall and fence enclosed, creating a private and secure environment for families and pets. Block paved pathways to the front provide easy access around the frontage, while a generously sized patio in the rear garden lies adjacent to the rear of the property and extends to the side, offering an ideal spot for outdoor dining and entertaining. Two wooden sheds/workshops are joined by a covered storage area, providing excellent space for hobbies or garden equipment. There is side access to both the front of the property and the driveway. The driveway itself is block paved and leads to the double garage (measuring 5.31m x 5.21m), which features an electrically operated roller door, lighting, power, a water tap, and a door into the utility room. This thoughtfully designed outside space perfectly complements the versatile interior, making this property a superb choice for those seeking a well equipped home in a sought after location.

Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: D







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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.