



## Vincent Lodge 2 Vincent Road, Selsey, PO20 9DJ

Guide Price £650,000 Freehold

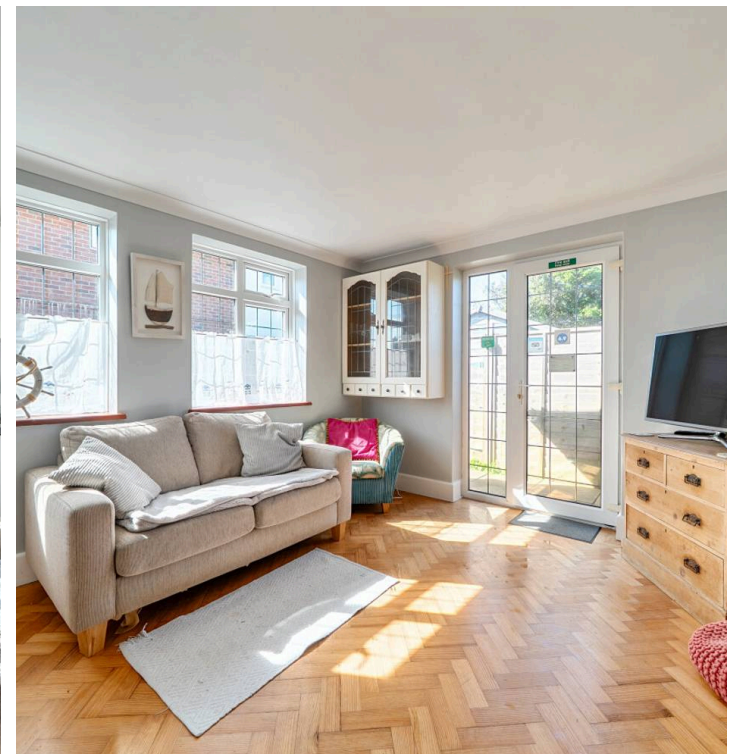
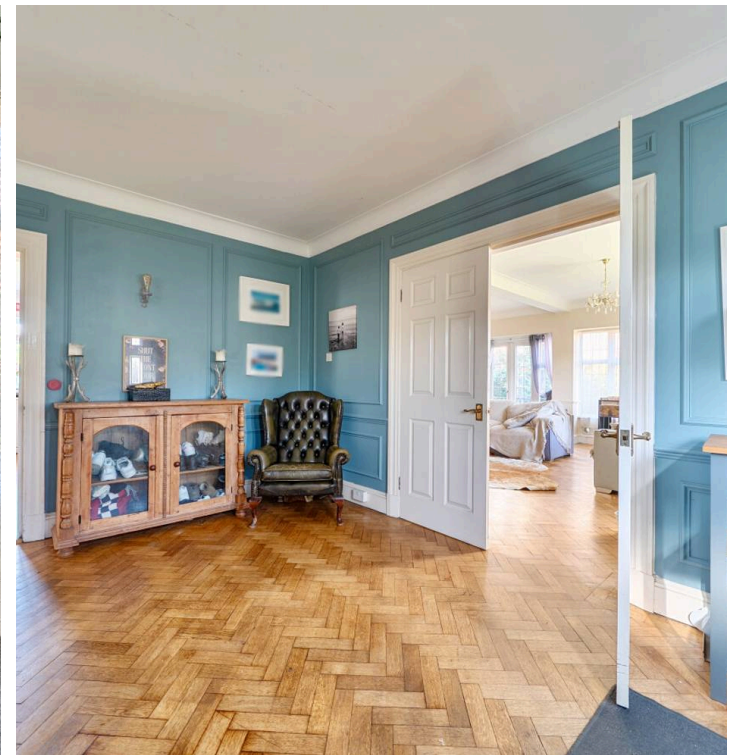
# Vincent Lodge 2 Vincent Road

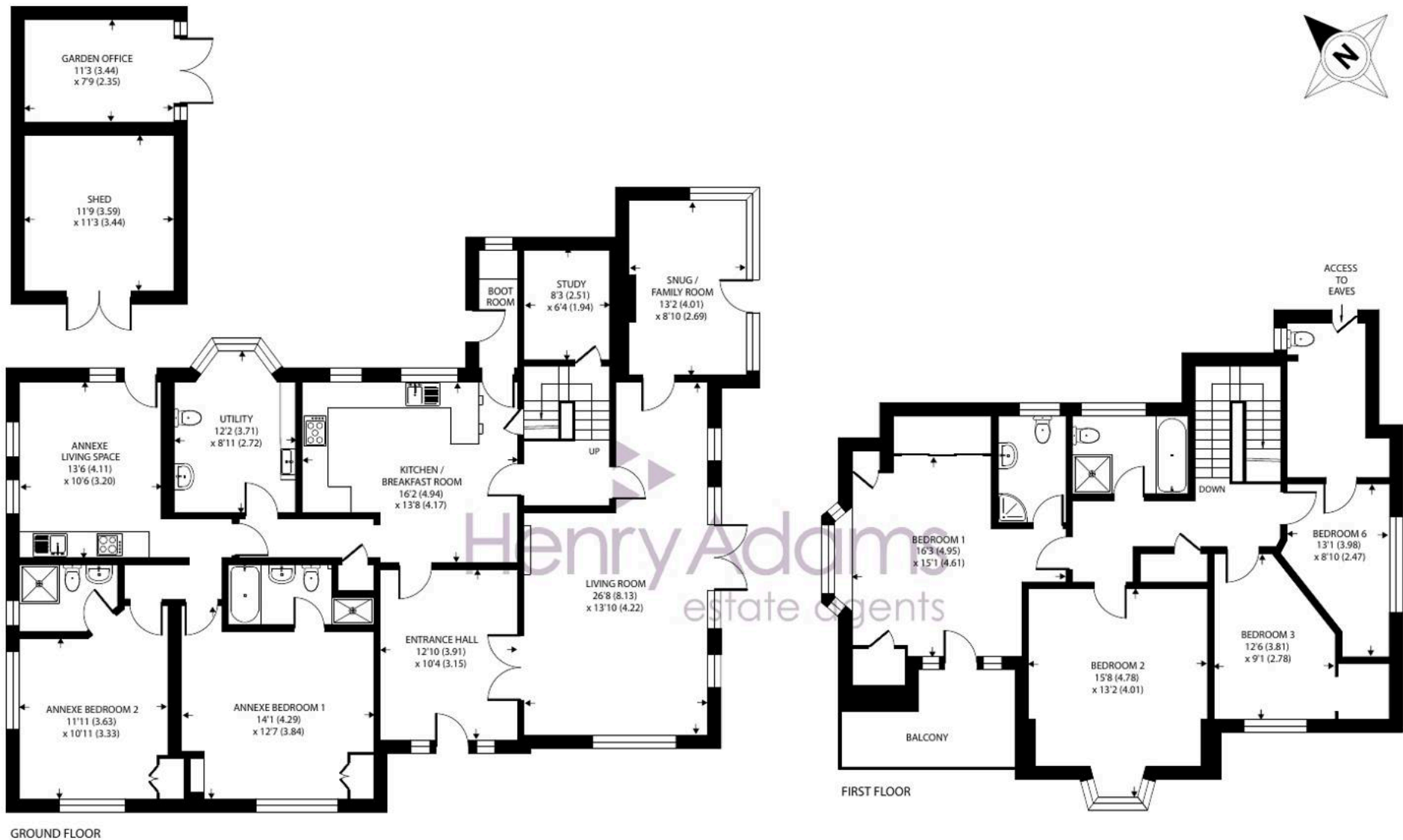
Selsey, Chichester

This deceptively spacious detached house offers exceptional flexibility and generous accommodation, making it an ideal choice for families or those seeking multi-generational living. The main house features a striking 27ft by 17ft living room, perfect for entertaining or relaxing in comfort, while a separate family room/snug provides a cosy retreat for quieter moments (currently used as a home gym).

The ground floor also benefits from a practical utility room, and a kitchen breakfast room designed for everyday use. The property boasts five bedrooms in total, three of which enjoy en-suite facilities, in addition to a family bathroom. The principal bedroom is a true sanctuary, complete with its own en-suite and a private balcony, offering a tranquil space to unwind.

- Deceptively spacious detached house
- Flexible accommodation, with added benefit of 2 bedroom annexe/B&B accommodation
- Five Bedrooms
- Main House With 27ft x 17ft Living Room
- Three Bedrooms With En-Suites & Family Bathroom
- Driveway With Space For 3-4 Cars
- Principal Bedroom With En-Suite & Balcony
- Annexe/B&B Accommodation With Own Living Space & Access To The Garden
- Family Room/Snug, Utility Room & Study
- Close Proximity (within 350m) Of The Beach





GROUND FLOOR

FIRST FLOOR

Approximate Area = 2864 sq ft / 266 sq m  
Outbuilding = 220 sq ft / 20.4 sq m  
Total = 3084 sq ft / 286.4 sq m

For identification only - Not to scale





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Selsey, Chichester

A key highlight of this property is the versatile two-bedroom annexe (currently arranged as B&B accommodation), which has its own independent living space and direct access to the garden, making it ideal for visiting guests, extended family, or as a potential income stream. The annexe's thoughtful design ensures privacy, while still feeling connected to the main residence.

Ample off-road parking is provided by a driveway with space for three to four cars, ensuring convenience for households with multiple vehicles or visitors. Located within just 350 metres of the beach, this property enjoys the rare advantage of being in close proximity to the coast, allowing for easy access to seaside walks and leisure activities. The flexible layout is well-suited to a wide range of lifestyles, whether accommodating a growing family, working from home, or welcoming guests. Viewing is highly recommended to appreciate the scale and versatility of this impressive home, which combines space, comfort, and a sought-after location near the shoreline.

Council Tax band: F - £3,646.35

EPC Energy Efficiency Rating: C







## 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.