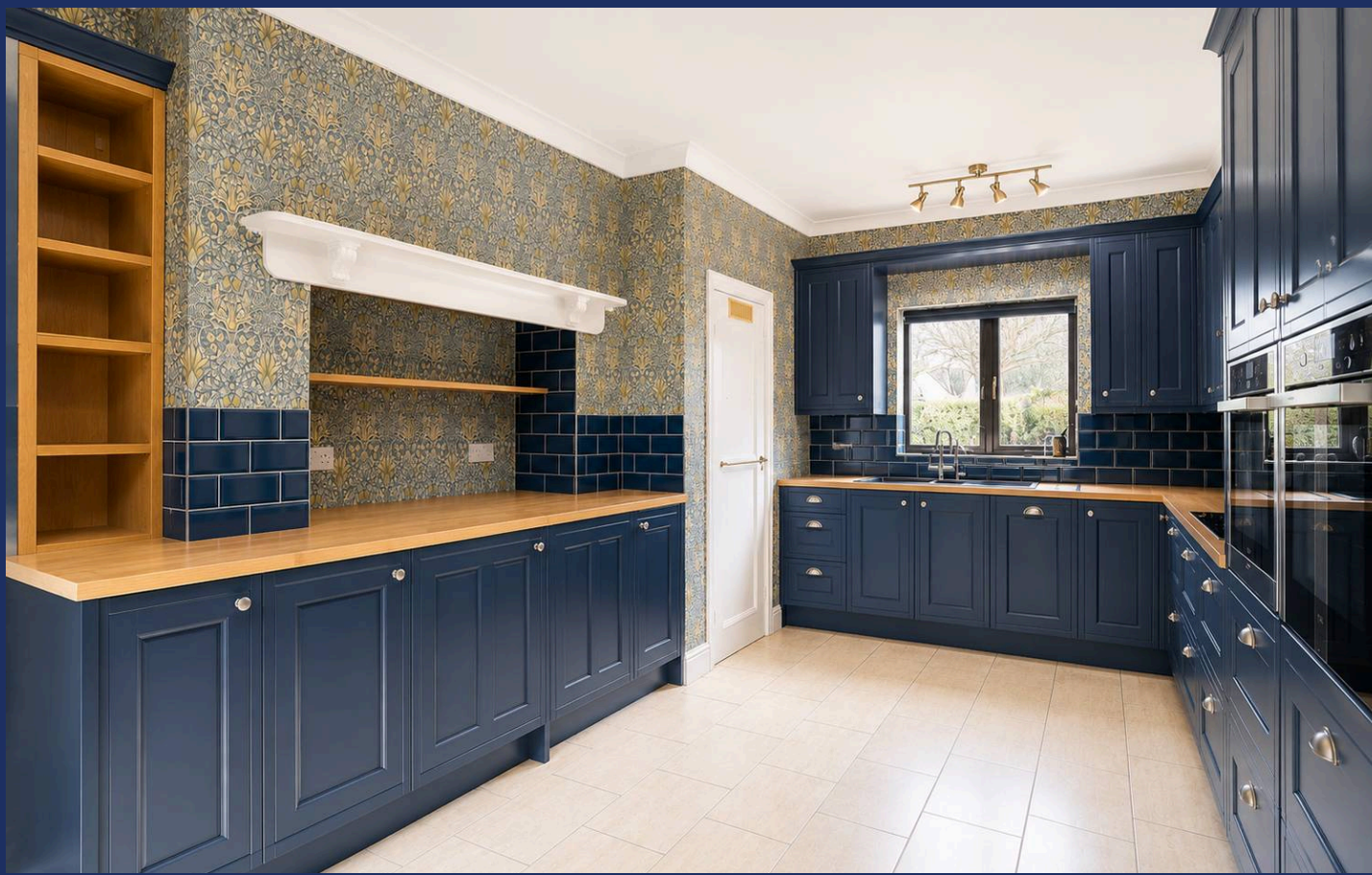




WHITLOCKS
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West Street, Selsey, Chichester
Guide Price £570,000



Positioned on West Street approximately 300 metres from the seafront, this attractive four bedroom detached home dates from the 1930s and offers a thoughtfully arranged layout, well suited to modern family life.

The ground floor is arranged around a welcoming central hallway, with stairs rising to the first floor. To the right sits the main sitting room, a beautifully proportioned space featuring a large curved bay window, high ceilings and a log burner set within a brick fireplace surround. Calm and comfortable, this is an ideal room for everyday living.

To the rear of the house, the separate dining room enjoys views across the garden through side windows and French doors opening directly outside.

The kitchen is fitted with shaker-style cabinetry and wood effect worktops, and includes integrated Neff ovens, an induction hob, dishwasher and under counter fridge and freezer. A cupboard off the kitchen houses the washing machine and water softener. Bi-fold doors open directly onto the garden, allowing the space to function equally well for family life and entertaining. A separate utility room sits just off the kitchen, providing excellent additional storage and practicality. A ground floor shower room completes the downstairs accommodation.

On the first floor, the layout is both balanced and practical. The principal bedroom is positioned to one side of the house and benefits from a shower en suite. Three further bedrooms are arranged around the landing, one of which enjoys a large balcony, a quiet spot to take in the coastal setting. All bedrooms offer flexibility for family use, guests or home working. A family bathroom serves the remaining bedrooms.

Outside, the landscaped gardens wrap around the property and have been carefully designed with lawned areas, mature planting and water features, creating a peaceful and private setting. In addition to the driveway at the front of the house, there is further off road parking to the rear of the garden. The property also benefits from solar panels and an EV charging point.





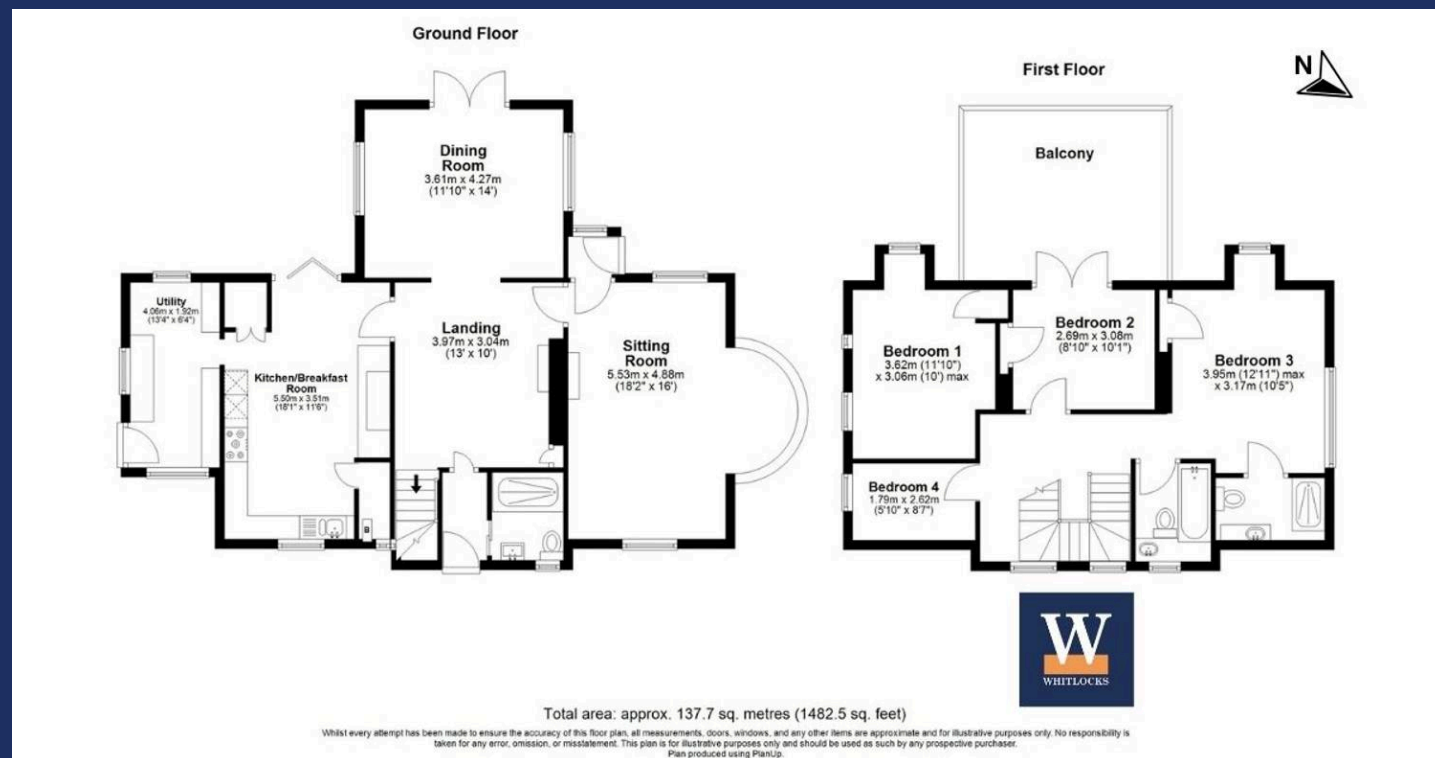
- Detached Home
- Approx 300m from the Seafront
- No Onwards Chain
- 4 Bedrooms | 3 Bathrooms
- Log Burner in Living Room
- Solar Panels and EV Charger
- Ample Space for Parking on the Driveway
- Large Balcony
- 1930's Build with Character Features
- Legal Pack Available





Located 8 miles to the south of Chichester, Selsey whilst now a Town due to its increasing size, is still very much a traditional Seaside Village offering a combination of Sea and Countryside. The main High Street offers a variety of excellent Shops, Pubs and Restaurants as well as a shingled Beach with views out into the Channel. Selsey offers beautiful Walks, a coastal Cycle Path, a wetland Wildlife Area in Medmerry, whilst also having the natural attractions of Bracklesham Bay, the Witterings Beach, Pagham Nature Reserve and Chichester Harbour right on the doorstep. In addition, there is also local Schools, Holiday Resorts, Golf Courses, and a fantastic Bus Service running every 15 minutes to and from the Cathedral City of Chichester.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C