

SW

Sims Williams



IVY LODGE, 59 HIGH STREET, SELSEY, WEST SUSSEX, PO20 0RB

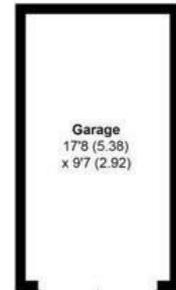
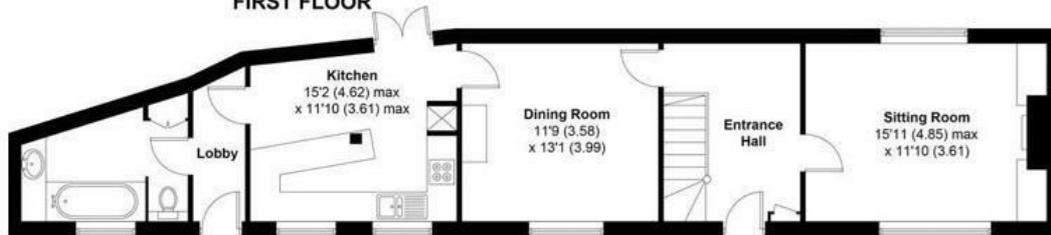


Ivy Lodge, 59 High Street, PO20 0RB

APPROXIMATE GROSS INTERNAL AREA = 1339 SQ FT / 124.4 SQ M

GARAGE = 169 SQ FT / 15.7 SQ M

TOTAL = 1508 SQ FT / 140.1 SQ M



(Not Shown In Actual
Location / Orientation)

£595,000 Freehold

IVY LODGE, 59, HIGH STREET,
SELSEY,
WEST SUSSEX, PO20 0RB

- Grade II Listed Georgian House
- Detached Period Property
- Edge Of Selsey Town Location
- Two Reception Rooms
- Flexible Three Or Four Bedrooms
- 2 Bathrooms
- Delightful Mature Gardens
- Garage And Ample Parking
- Close To Local Amenities

EPC RATING

Current =
Potential =

COUNCIL TAX BAND

Band = E

A delightful Grade II listed detached Georgian house on the periphery of Selsey town and within a few moments of a comprehensive range of services including shops, library, schools etc.

The accommodation briefly comprises on the ground floor, reception hall, sitting room, dining room, kitchen, lobby and bathroom. The first floor has 3/4 bedrooms and a bathroom.

Outside there are delightful gardens, garage and ample parking for a number of vehicles.

A charming grade II listed Georgian house on the border of Selsey with close access to a good range of services including shops, restaurants, medical center, golf course, nature reserves and three lovely beaches.

The house is part of local history being the home of the inventor of a mousetrap, Colin Pulinger who lived in the house from 1814-1894. The interior style is that of a cozy classic Georgian country farm home, with charming period features. There is a traditional English walled garden, which is a

secluded private peaceful retreat, with Silver Birch trees and Palm trees. The views from the house windows look out onto front the lawn and back gardens. There is no view to or from the street, so it is a uniquely private home. A large driveway with ample parking , and separate garage that can be converted to a studio or home office.

A perfect home for an educated couple of discerning taste, interested in English history, looking to downsize for their forever home."

