



Iron Latch Cottage, 21 High Street, Selsey, Chichester,
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Iron Latch Cottage, 21 High Street, Selsey, West Sussex PO20 0RB

An enchanting, detached twin
roofed Grade II Listed cottage and
outbuildings, in a unique seaside
destination with a wealth of local
amenities

Selsey beach 0.8 mile, Chichester Marina 6.5
miles, Chichester Railway Station 7.5 miles,
Goodwood 10 miles, Portsmouth International
Port 23 miles, Brighton 40 miles

Reception hall | Reception room/sitting room
Kitchen and breakfast/dining room | Principal
bedroom with en suite bathroom | 2 Further
bedrooms | Shower room | Study/day room
Garage/office | Carport | Workshop | Summer
house | Garden store with swimming pool filter
Greenhouse | Garden with well | EPC rating D

The property

Believed to date to the C17, Iron Latch Cottage
has a quintessential cottage charm and appeal,
with elevations of white painted stonework to
the frontage and brick and exposed stone to the
rear façade under a two roofed thatch covering,
entirely re-thatched in 2021.

Classic period characteristics include an
inglenook fireplace and exposed rustic beams
and posts, with the cottage accommodation
enhanced to provide a comfortable and versatile
family home perfectly suited to present day
lifestyles. On the ground floor the reception area
and sitting room are loosely partitioned by a
timber framed aperture creating two relaxed
settings for downtime. The opposite side of the
reception hall provides access into the kitchen/
dining room which offers a convivial space to
cook and dine with French doors opening to
the rear garden. With contemporary wooden
cabinetry topped by black granite surfaces, the

kitchen features a Belfast sink and breakfast
bar units which form a subtle division to the
dining area. Two separate stairways rise to the
first floor rooms with two bedrooms on the
level above the reception room and one above
the kitchen dining area. The principal bedroom
benefits from an en suite bathroom. An
additional study/dayroom, with French windows
opening to the garden, occupies a tucked away
setting on the ground floor and has access to an
adjoining shower room.

Outside

A low-level stone wall fronts the roadway, with
a white picket-gate offering pedestrian passage
to the entrance doorway, whilst blue-painted
timber electric double gates to the side provide
vehicular access onto a paved driveway leading
to the car port with adjoining office. With
verdant greenery and lush architectural planting,
the delightful cottage garden offers a secluded
outdoor sanctuary, with features including a
timber pergola over a brick walkway which is
covered with rambling shrubs. Paved terracing
adjoins the property offering opportunities for al
fresco dining and relaxation whilst enjoying the
sunny, south-easterly aspect.

Location

The cottage is situated in the charming
seaside town of Selsey. Every day amenities
are provided in the town, with a more
comprehensive range of shopping, cultural
and leisure facilities available in Chichester.
The city also offers a mainline railway station
with services to London Victoria via Gatwick
(approximately 90 minutes). The A27 provides
access to Brighton to the east, and Portsmouth
to the west. Primary and secondary schooling is
available in Selsey, with independent schools in
the vicinity including The Prebendal School and
Portsmouth Grammar School.

Directions

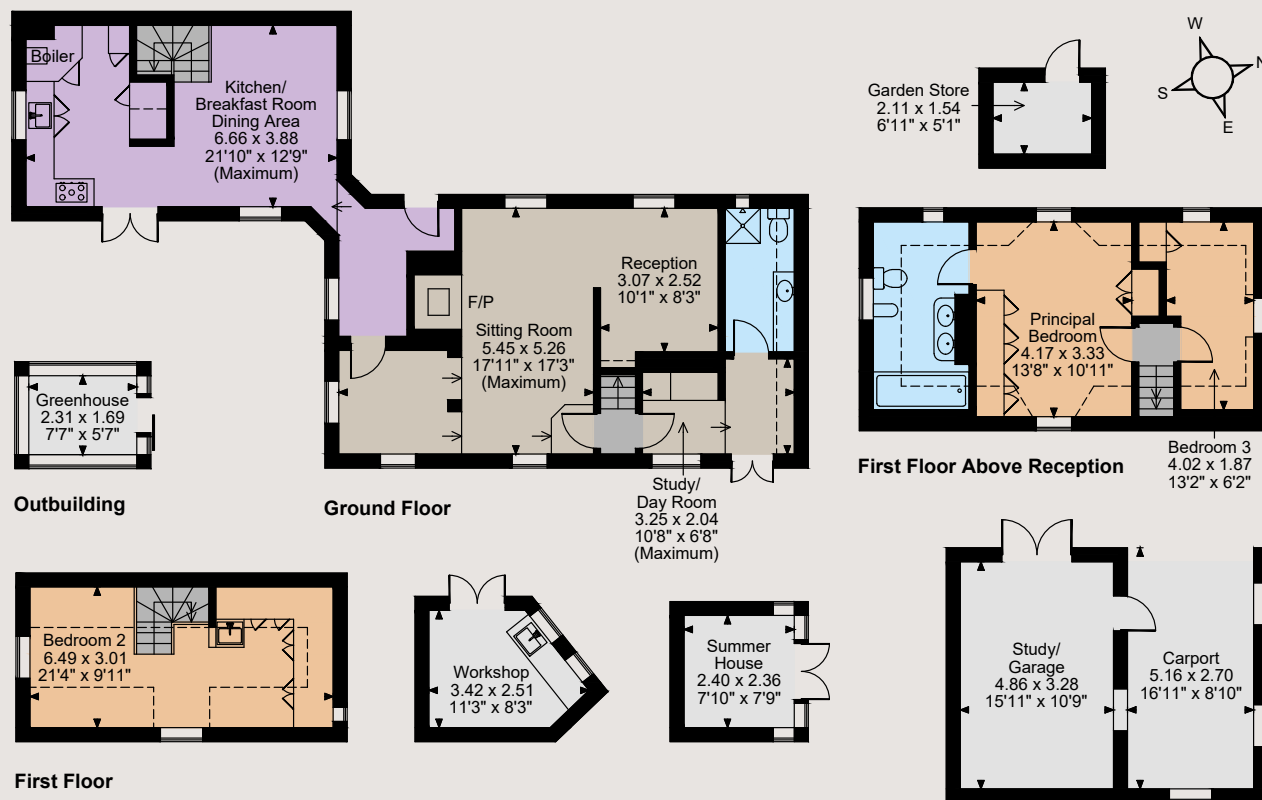
From the A27, exit onto the B2145 and follow
the road through Hunston towards Selsey. After
approximately 7 miles the property will be
found on the left-hand side.





Floorplans

House internal area 1,155 sq ft (107 sq m)
Garage internal area 329 sq ft (31 sq m)
Outbuilding internal area 214 sq ft (20 sq m)
Total internal area 1,698 sq ft (158 sq m)
For identification purposes only.



General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band E
Tenure: Freehold
Guide Price: £650,000

Chichester office

31 North Street, Chichester, PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com

[@struttandparker](https://www.instagram.com/struttandparker)

[/struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.