



Cottage 1, Sessions House, 22 High Street, Selsey PO20

Stunningly rebuilt Grade II listed cottage with 3/4 bedrooms, driveway & garage.



Restored And Rebuilt Grade II Listed Cottage

Living Room & Dining Room/Bedroom Four

Inglenook Fireplace & Oak Flooring

Parking To Rear, Driveway & Garage

3/4 Bedrooms

Kitchen Breakfast Room With Integrated Appliances

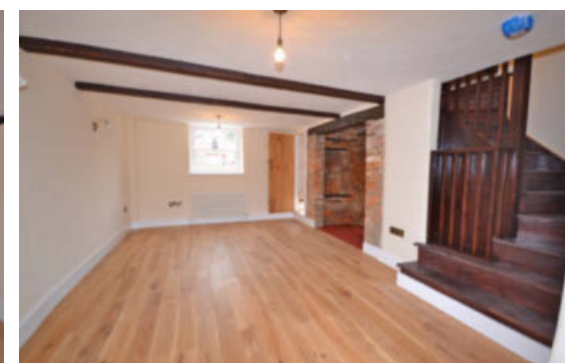
New Thatch, Heating & Re-Wired

NO Onward Chain

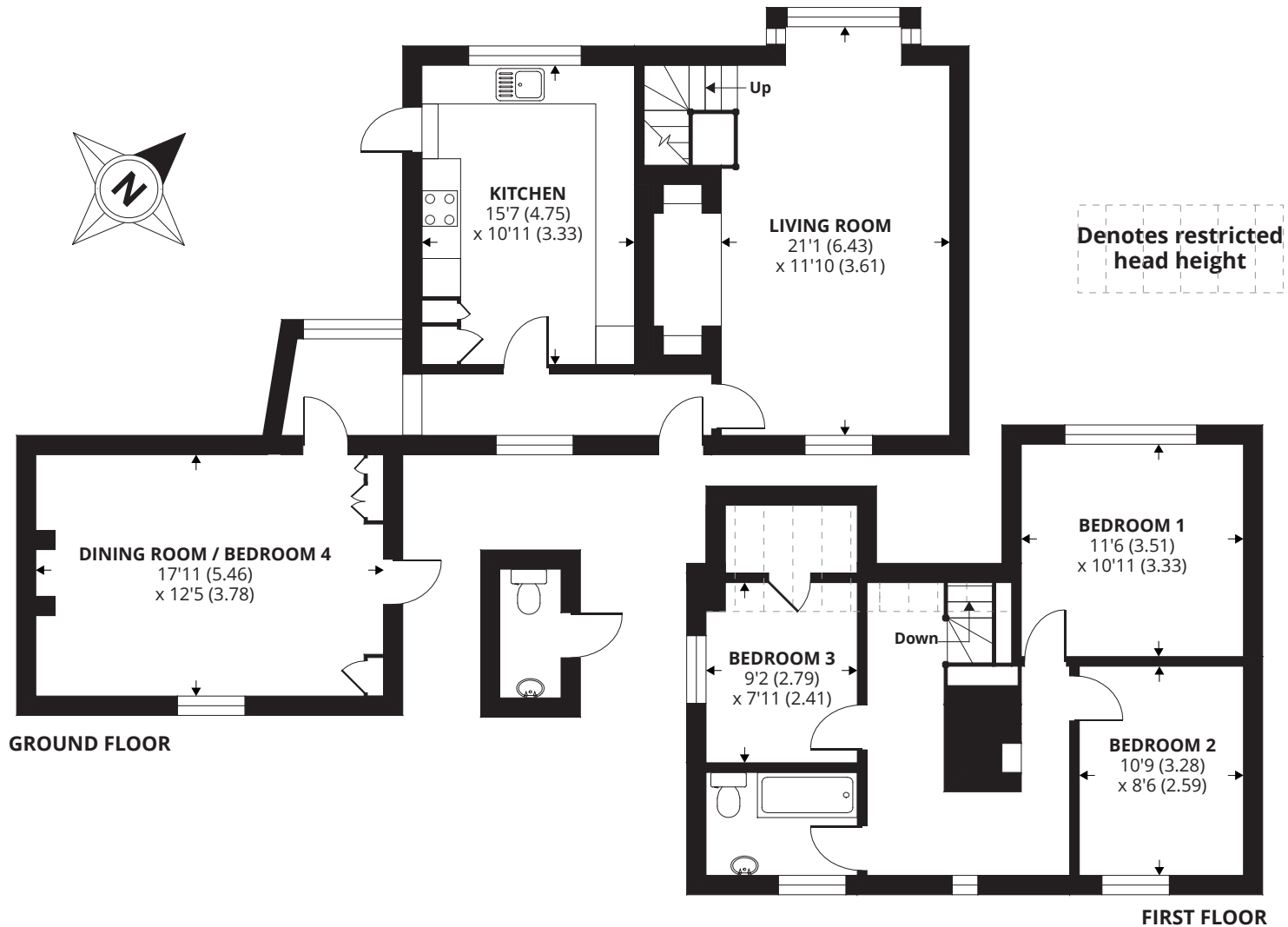
Having suffered the tragedy of burning almost fully to the ground in 2006 the Grade II 17th Century 'picture postcard' property that is Sessions House has - like a Phoenix rising from the ashes - been painstakingly rebuilt and restored by the present owner to its former glory with the walls reconstructed using historic photographs for reference and salvaged local stone from the site.

The external shiplap cladding is locally sourced Elm from Midhurst forest specifically for this renovation, the thatch being locally grown combed wheat straw, fixed using traditional hazel spars (put on in 2015). The entire re-build has - where required - been carried out using many specific materials and techniques such as horsehair mixed lime plaster, lathe and plaster internal walls decorated using lime wash paint, Oak beams and with all the work carried out in conjunction with English Heritage.

This being the left hand cottage and larger of the two, comprises of an entrance hall, allowing access to the living room, with delightful inglenook fireplace, kitchen breakfast room, with integrated appliances and space for an 'American' style fridge/freezer and separate reception room/4th bedroom. Stairs from the living room head up to the 1st floor with family bathroom and three bedrooms.



APPROX. GROSS INTERNAL FLOOR AREA 1280 SQ FT 118.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



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.

Additional Information

In addition to the many character features the property also enjoys a new gas central heating system, full re-wire to stringent current regulations, solid oak flooring, oak doors with wrought iron hinges & 'Suffolk' latches and traditional sanitary ware. Externally there is an enclosed 42ft westerly facing garden with allocated parking space behind and additional parking available on a driveway separate from the property leading to a garage. With NO onward chain offered and the chance to own a piece of Selsey history, an inspection is deemed essential to appreciate all that the property has to offer along with the passion and care taken over the restoration.

Directions

From our office in the High Street head in a northerly direction, through the traffic lights. The property can be found on the left hand side.

26/05/2016 TJL

