



**Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Seal Road, Selsey,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Brilliant sized detached house with flexible accommodation throughout
- Only a short walk to the beach, shops & town centre
- Good sized rear garden
- Close to the local schools
- Large conservatory
- Sought-after, secluded & quiet area
- Ideal family home

## Accommodation

### GROUND FLOOR

- Porch & Entrance Hall
- Dining Room: 18'1 x 11'0 (5.52m x 3.36m)
- Kitchen: 10'6 x 9'1 (3.20m x 2.77m)
- Conservatory: 14'9 x 11'9 (4.50m x 3.58m)
- Utility Room: 9'1 x 6'4 (2.77m x 1.93m)
- Rear Lobby
- Bathroom
- Study/Bedroom 4: 9'3 x 9'2 (2.82m x 2.80m)
- Lounge: 16'7 x 13'0 (5.06m x 3.97m)

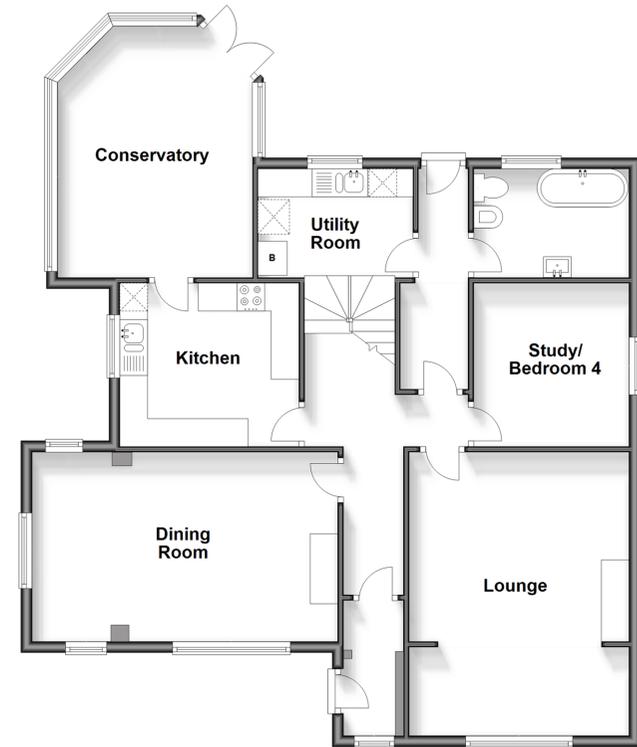
### FIRST FLOOR

- Landing
- Bedroom 1: 12'8 x 11'8 (3.86m x 3.56m)
- Dressing Area
- Bedroom 2: 10'11 x 10'2 (3.33m x 3.10m)
- Bedroom 3: 12'7 x 10'0 (3.84m x 3.05m)
- Jack & Jill Shower Room

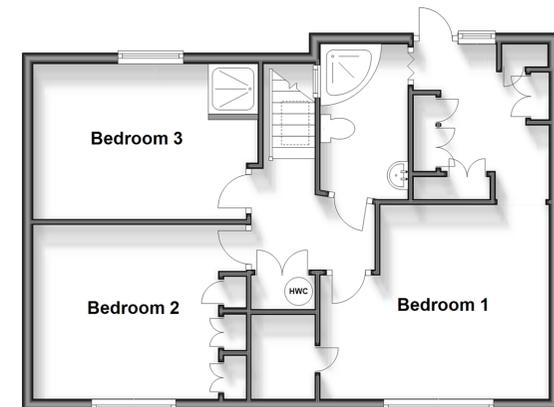
### OUTSIDE

- Off Road Parking
- Front & Rear Gardens
- Sheds

**Ground Floor**  
Approx. 101.7 sq. metres (1095.0 sq. feet)



**First Floor**  
Approx. 57.2 sq. metres (615.3 sq. feet)



**Call Chichester - 01243 786581 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



40414895/20240606/JH/JH