



**Price**

**£475,000**

**Freehold**

4x  2x  2x 

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

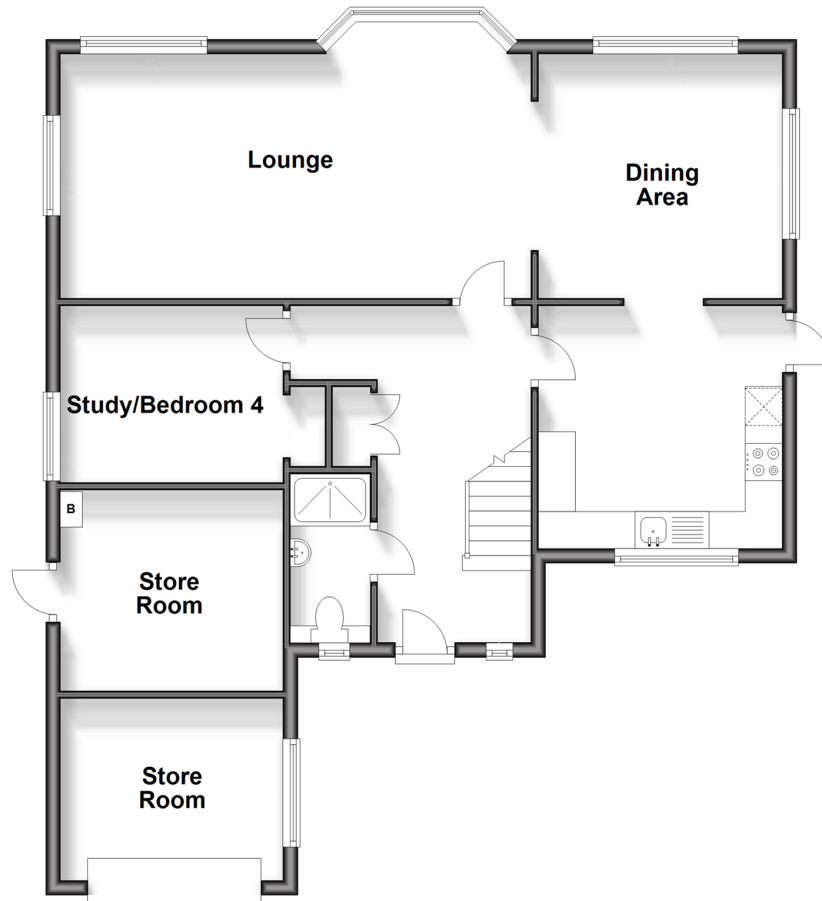
**OVER 60?**

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

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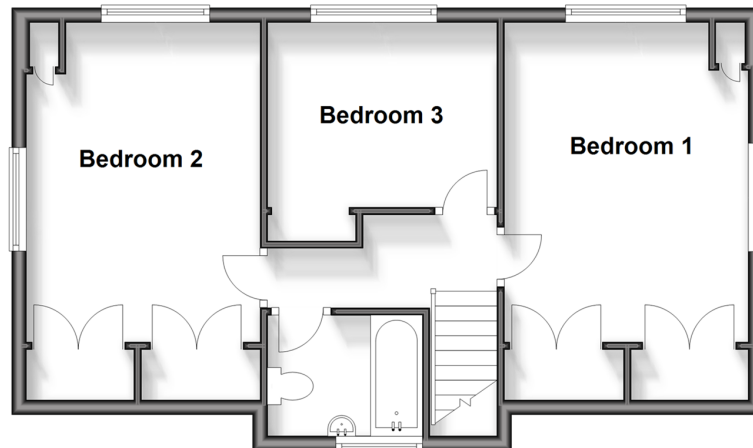
### Ground Floor

Approx. 82.9 sq. metres (892.0 sq. feet)



### First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Shower Room: 5'0 x 3'3 (1.53m x 0.99m)

Study/Bedroom 4: 9'10 x 7'10 (3.00m x 2.39m)

Lounge: 20'10 x 10'10 into bay (6.35m x 3.30m)

Dining Area: 10'11 x 10'9 (3.33m x 3.28m)

Kitchen: 10'8 x 10'7 (3.25m x 3.23m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'5 (4.30m x 3.18m)

Bedroom 2: 14'0 x 10'9 (4.27m x 3.28m)

Bedroom 3: 10'0 x 7'10 (3.05m x 2.39m)

Bathroom: 6'9 x 5'4 (2.06m x 1.63m)

### OUTSIDE

Store Room x 2 (Former Garage)

Off Road Parking

Front & Rear Gardens

Shed





## Main features

- Spacious detached house with ample storage
- Light & airy open planned living space with French windows
- Close to the beach
- Chain free
- Versatile accommodation - study could be used as an additional bedroom
- Generous sized sunny rear garden
- Plenty of off road parking plus garage



### Nearest Schools

Seal Primary, Selsey 0.4 miles, Medmerry Primary 0.6 miles, Sidlesham Primary 3.4 miles, Manhood Community College 0.7 miles, The Regis 6.4 miles, Chichester High School for Girls 7.2 miles, Chichester High School for Boys 7.3 miles



### Transport Information

Train Stations: Bognor Regis 6.5 miles, Chichester 7.4 miles, Fishbourne 7.9 miles



### Address

Seal Road, Selsey, Chichester, West Sussex, PO20



### Directions

For directions to this property please contact us.





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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](https://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.



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