



Guide Price
£370,000

Freehold

4x  2x  5x 

**Marisfield Place, Selsey,
Chichester, West
Sussex, PO20**

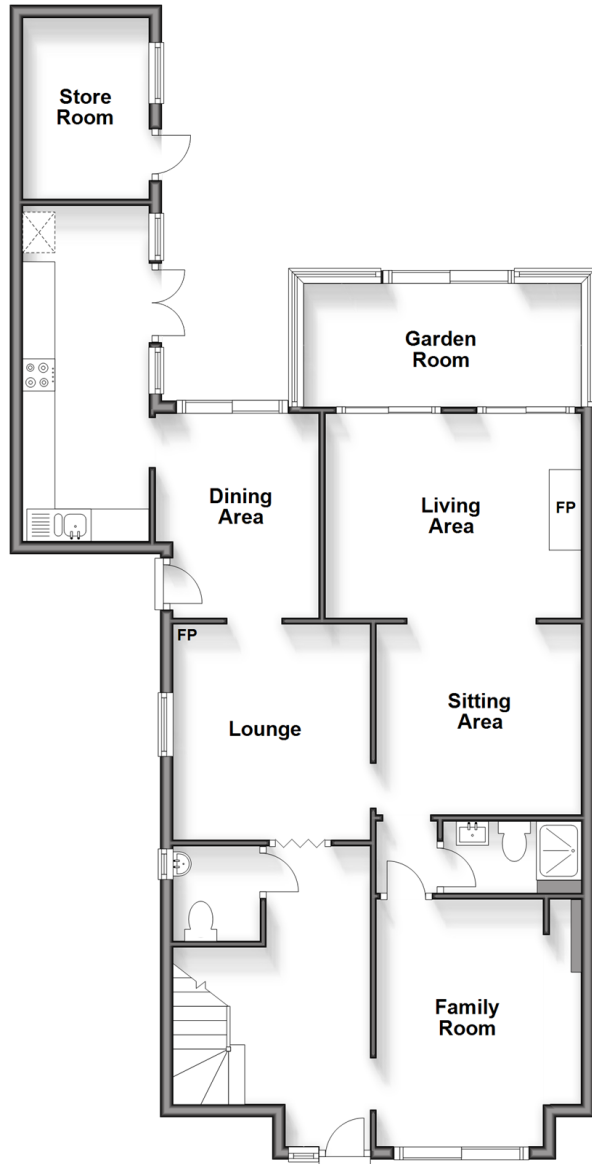
OVER 60?

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

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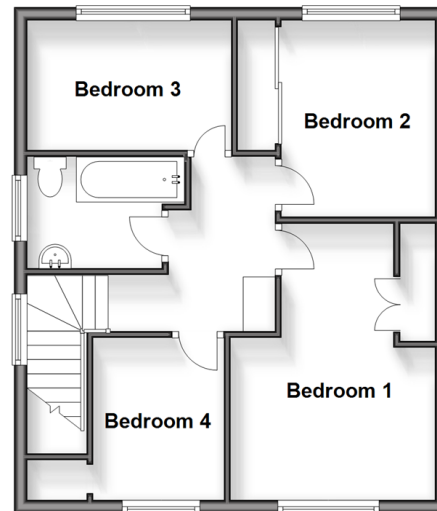
Ground Floor

Approx. 96.1 sq. metres (1033.9 sq. feet)



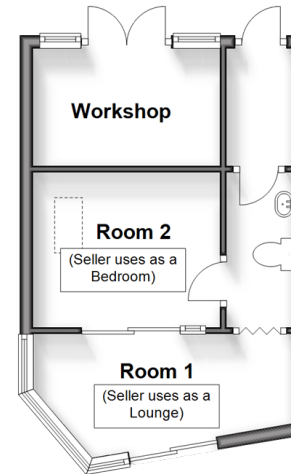
First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Outbuilding

Approx. 24.3 sq. metres (262.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom: 4'8 x 4'5 (1.42m x 1.35m)

Lounge: 10'9 x 10'2 (3.28m x 3.10m)

Dining Area: 9'7 x 8'3 (2.92m x 2.52m)

Kitchen/Breakfast Room: 17'0 x 7'3 (5.19m x 2.21m)

Store Room

Garden Room: 15'5 x 6'1 (4.70m x 1.86m)

Living Area: 14'2 x 9'6 (4.32m x 2.90m)

Sitting Area: 9'9 x 8'7 (2.97m x 2.62m)

Shower Room: 4'9 x 3'7 (1.45m x 1.09m)

Family Room: 12'6 x 7'2 (3.81m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1: 14'3 x 10'7 into alcove (4.35m x 3.23m)

Bedroom 2: 9'11 x 8'8 (3.02m x 2.64m)

Bedroom 3: 10'4 x 6'8 (3.15m x 2.03m)

Bedroom 4: 8'0 x 6'9 (2.44m x 2.06m)

Bathroom: 6'4 x 5'8 (1.93m x 1.73m)

OUTBUILDING

Hallway

Room 1 (Used As A Lounge): 11'6 x 5'6 at widest point (3.51m x 1.68m)

Room 2 (Used As A Bedroom): 9'8 x 7'8 (2.95m x 2.34m)

Room 3 (Used As A Cloakroom): 8'1 x 3'3 (2.47m x 0.99m)

Workshop: 6'0 x 3'10 (1.83m x 1.17m)

OUTSIDE

Off Road Parking

Rear Garden

Sheds & Summer House



Main features

- Spacious semi-detached house with no onwads chain - ideal family home
- Large living areas offering flexible accommodation
- Quiet cul-de-sac position
- Great sized, sunny rear garden
- Short walk to the seafront
- Close to the local shops & schools

Nearest Schools

Seal Primary, Selsey 0.5 miles, Medmerry Primary 0.5 miles, Sidlesham Primary 2.8 miles, Manhood Community College 0.5 miles, The Regis 5.4 miles, Chichester High School for Girls 6.4 miles, Chichester High School for Boys 6.5 miles

Transport Information

Train Stations: Bognor Regis 5.6 miles, Chichester 6.6 miles, Fishbourne 7.3 miles

Address

Marisfield Place, Selsey, Chichester, West Sussex, PO20

Directions

For directions to this property please contact us.



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- 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.



EPC RATING
CURRENT: **D(63)** POTENTIAL: **B(82)**

40415090/20241016/KF/JH