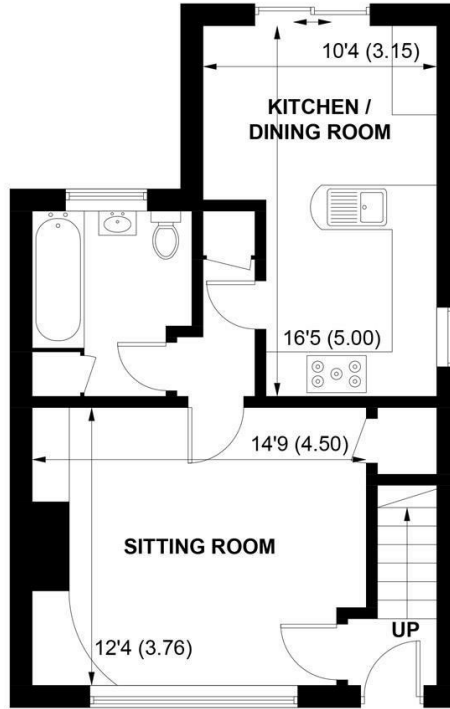




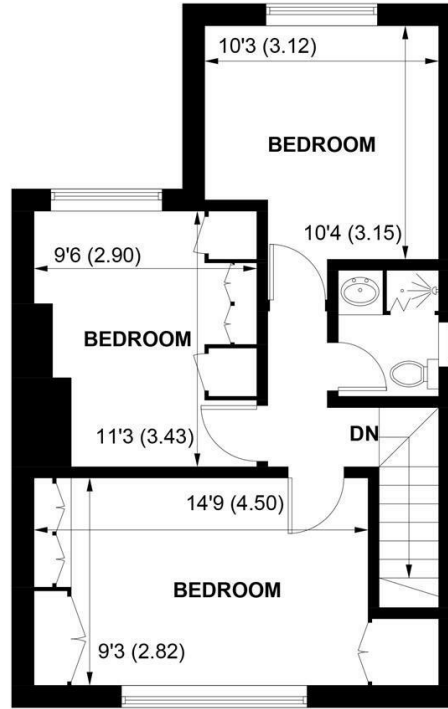
Sims Williams



62 NORTH ROAD, SELSEY, CHICHESTER, PO20 0BW



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 925 SQ FT / 85.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

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£1,450 PCM

62, NORTH ROAD,
SELSEY CHICHESTER,
, PO20 0BW

- Semi Detached House
- Three Double Bedrooms
- New Carpets to Lounge & Bedrooms (September 2025)
- Modern Kitchen with Integrated Appliances
- Ground Floor Shower Room & Toilet
- Modern Bathroom
- Garage To Rear
- 2 Gardens
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = C

This well-presented and spacious home features a good size lounge with brand new carpets and a separate, modern fitted kitchen complete with integrated appliances including an oven, microwave, dishwasher, and washing machine, plus a freestanding fridge freezer.

The kitchen also offers space for a dining table and chairs with views over the well maintained garden, accessed via sliding doors.

Outside, there are two garden areas, one of which leads to a garage for off-road parking. The ground floor also includes a family bathroom with a bathtub, low-level WC, wash hand basin, and airing cupboard.

Upstairs, the property offers three double bedrooms, with built-in storage in bedrooms one and two, and a freestanding wardrobe in bedroom three, they all benefit from new carpets.

A stylish shower room with a low-level WC and wash hand basin completes the first floor.

Situated on North Road in the charming coastal town of Selsey, this property enjoys a prime location just moments from the beach and local amenities. Selsey offers a relaxed seaside lifestyle with a high street featuring shops, cafes, restaurants, and essential services, all within easy reach.

Surrounded by stunning natural beauty, including East and West Beaches, Pagham Harbour, and Medmerry Nature Reserve, the area is perfect for walking, wildlife watching, and enjoying fresh sea air. With a strong community feel and a rich fishing heritage, Selsey combines the charm of a traditional seaside town with practical convenience. Chichester is just eight miles away, providing broader shopping, dining, and rail links, while local road connections make for easy access around West Sussex. Ideal for anyone seeking a quieter pace of life by the coast.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

