

**OVER 60?**

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



**Guide Price**

**£380,000**

**Freehold**

3x  2x  1x 

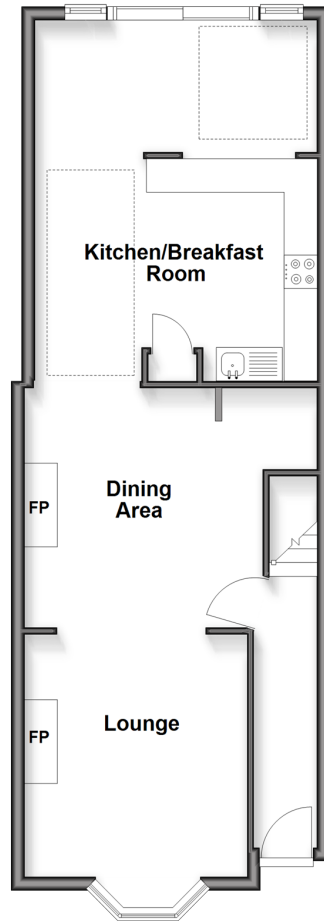
Manor Road, Selsey, Chichester, West

Sussex, PO20

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Helping you move forwards

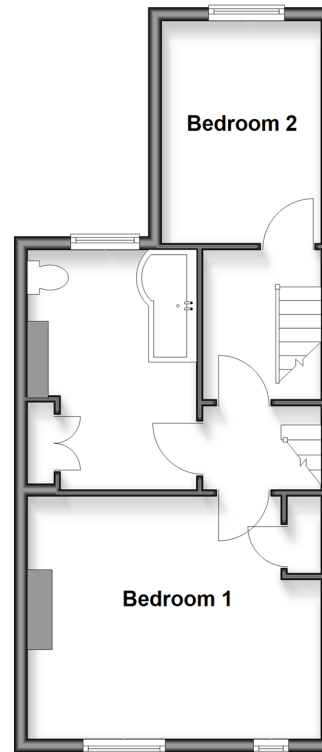
### Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



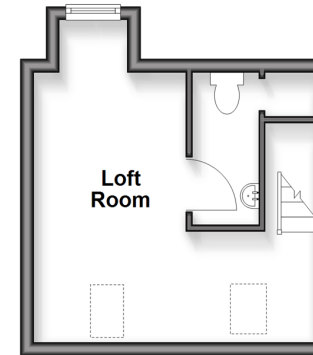
### First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



### Second Floor

Approx. 17.9 sq. metres (193.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 13'1 x 3'11 (3.99m x 1.19m)  
Lounge: 11'9 into bay x 11'2 (3.58m x 3.41m)  
Dining Area: 12'0 x 11'9 (3.66m x 3.58m)  
Kitchen/Breakfast Room: 19'1 x 14'7 (5.82m x 4.45m)

### FIRST FLOOR

Landing  
Family Bathroom: 11'9 x 9'0 (3.58m x 2.75m)  
Bedroom 1: 15'1 maximum x 11'9 maximum (4.60m x 3.58m)  
Bedroom 2: 10'9 x 8'1 (3.28m x 2.47m)

### SECOND FLOOR

Landing  
Loft Room: 15'8 maximum x 9'3 maximum (4.78m x 2.82m)  
Cloakroom: 7'4 x 3'2 (2.24m x 0.97m)

### OUTSIDE

Rear Garden  
Off-Road Parking



## Main features

- Stunning Victorian family home
- Within a short walk of East Beach
- Landscaped rear garden with a summer house/study, perfect for working from home
- Off street parking to accommodate 2 cars
- No onward chain



### Nearest Schools

Primary Schools: Seal Primary, Selsey 0.1 miles, Medmerry Primary 0.2 miles, Sidlesham Primary 2.9 miles. Secondary Schools: Manhood Community College 0.3 miles, The Regis 5.9 miles, Chichester High School for Girls 6.7 miles.



### Transport Information

Train Stations: Bognor Regis 6.0 miles, Chichester 6.8 miles, Fishbourne 7.4 miles



### Address

Manor 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](http://cubittandwest.co.uk)



■ 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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