



77a Manor Road, Selsey PO20 0SF  
Offers Over £375,000 Freehold



2 Bedrooms



2 Bathrooms



1 Reception Room

*Sw*

Sims Williams

## Key Features

- Detached House
- Impeccably Presented Throughout
- Spacious Sitting Room
- Attractive Kitchen/Diner
- 2 Double Bedrooms
- Bathroom & En Suite
- Self-Contained Annexe
- Secluded Low-Maintenance Garden
- Gated Driveway
- Coastal Location

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = D

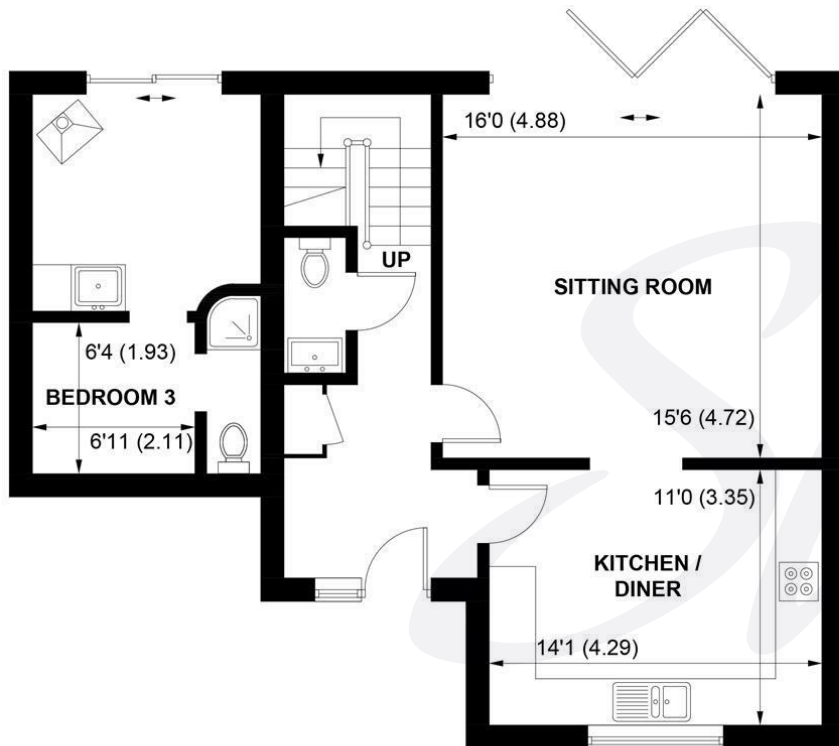
## Tenure - Freehold



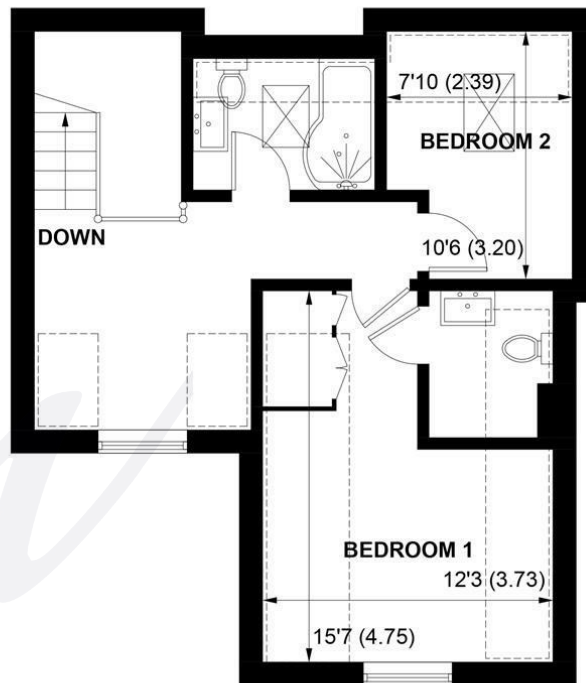




 = REDUCED HEADROOM BELOW 1.5M / 5'0



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1228 SQ FT / 114.1 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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#### CHICHESTER

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Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.