



**Price**  
**£735,000**

**Freehold**

4x  3x  1x 

**"Seadrift", Clayton  
Road, Selsey,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Large, detached house only a stone's throw from the seafront
- Huge potential to extend & develop (subject to consents)
- Spacious lounge/dining room overlooking the sizeable rear garden
- Ample space for large families
- Benefits from a study & utility room
- Plenty of off road parking

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Study: 12'0 x 7'6 (3.66m x 2.29m)  
 Lounge/Dining Room: 24'2 x 12'9 (7.37m x 3.89m)  
 Kitchen: 12'0 x 10'6 (3.66m x 3.20m)  
 Utility Room: 8'9 x 7'4 (2.67m x 2.24m)  
 Cloakroom  
 Guest Room: 15'3 x 11'2 (4.65m x 3.41m)  
 En-Suite Shower Room: 9'9 x 6'2 (2.97m x 1.88m)

### FIRST FLOOR

Landing  
 Bedroom 1: 15'3 x 13'8 (4.65m x 4.17m)  
 En-Suite Shower Room: 11'5 x 5'0 (3.48m x 1.53m)  
 Bedroom 2: 13'5 x 9'10 (4.09m x 3.00m)  
 Bedroom 3: 15'3 x 9'7 (4.65m x 2.92m)  
 Bedroom 4: 11'7 x 9'4 (3.53m x 2.85m)  
 Family Bathroom: 11'8 x 5'10 (3.56m x 1.78m)

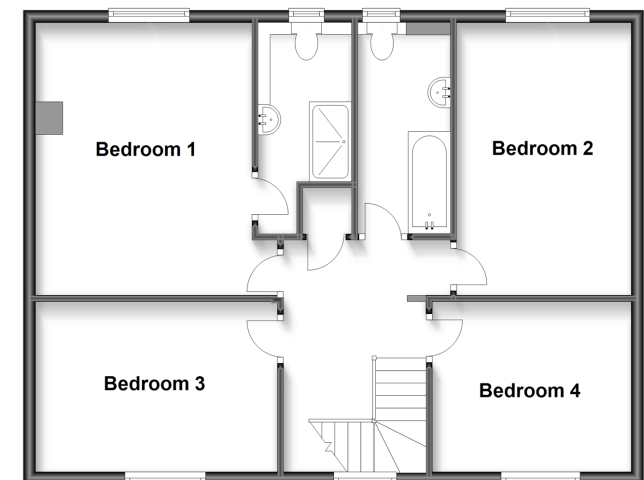
### OUTSIDE

Rear Garden  
 Off Road Parking  
 Shed 1  
 Shed 2

**Ground Floor**  
 Approx. 106.0 sq. metres (1141.2 sq. feet)



**First Floor**  
 Approx. 72.8 sq. metres (783.7 sq. feet)



**Call Chichester - 01243 786581 ■ [cubittandwest.co.uk](http://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.