



**OVER 60?**

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

**Price**  
**£425,000**

**Freehold**

2x  2x  2x 

**Grafton Road, Selsey,  
West Sussex, PO20**

**cubitt & west**  
Helping you move forwards



## Main features

- Excellent sized detached bungalow with scope to develop (subject to consents)
- Stunning rear garden - ideal for keen gardeners
- Only a short walk to the high street & beach
- Recently modernised bathroom
- Light & airy lounge with bay window

## Accommodation

### GROUND FLOOR

#### Porch & Hallway

Lounge: 13'3 into bay x 12'0 (4.04m x 3.66m)

Dining Room: 14'5 x 12'1 (4.40m x 3.69m)

Kitchen: 11'6 x 8'7 (3.51m x 2.62m)

Bedroom 1: 16'2 x 9'10 (4.93m x 3.00m)

En-Suite Bathroom: 7'9 x 5'9 (2.36m x 1.75m)

Bedroom 2: 10'11 x 10'3 (3.33m x 3.13m)

Shower Room: 7'9 x 5'10 (2.36m x 1.78m)

### OUTSIDE

Garage & Off Road Parking

Front & Rear Gardens

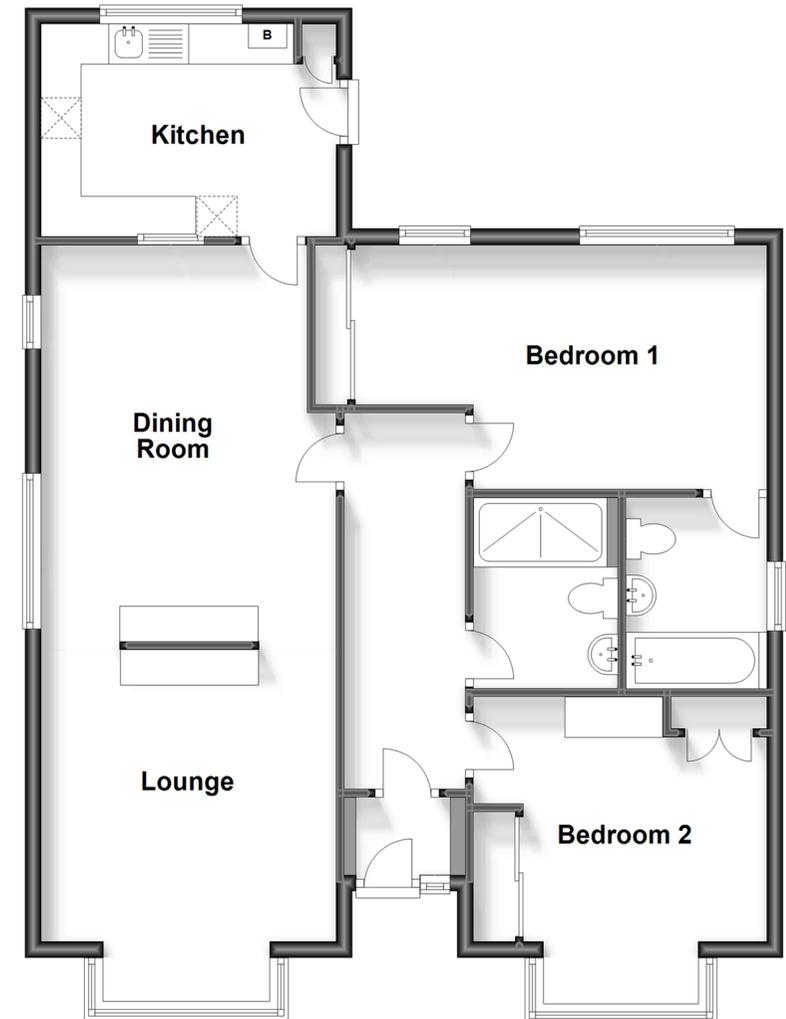
Greenhouse

**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.

## Ground Floor

Approx. 88.6 sq. metres (954.2 sq. feet)



40414679/20230912/VB/RC