



**Price**  
**£450,000**

**Freehold**

2x  1x  1x 

**Park Road, Selsey,  
Chichester, West  
Sussex, PO20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Detached bungalow with 0.2544 acres on private road & close to the sea**
- **Fabulous plot in desirable location with potential to develop land (subject to consents)**
- **Close to shops & amenities**
- **Ideal investment or family home**
- **Sizeable, sunny rear garden**
- **Easy access into Chichester**
- **Benefits from excellent local schools**

## Accommodation

### GROUND FLOOR

Lounge/Diner: 21'3 x 13'9 (6.48m x 4.19m)  
 Study: 12'1 x 10'6 (3.69m x 3.20m)  
 Bedroom 1: 11'1 into bay x 10'6 at widest point (3.38m x 3.20m)  
 Bedroom 2: 10'6 x 10'0 (3.20m x 3.05m)  
 Sun Room: 13'11 x 9'5 (4.24m x 2.87m)  
 Shower Room  
 Kitchen: 11'1 x 7'9 (3.38m x 2.36m)  
 Inner Hallway  
 Bathroom: 8'1 x 7'9 (2.47m x 2.36m)

### FIRST FLOOR

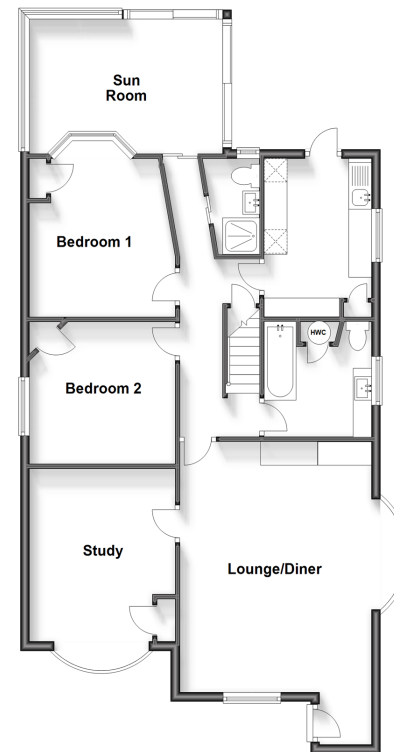
Landing  
 Loft Room: 9'1 x 8'4 (2.77m x 2.54m)

### OUTSIDE

Front, Side & Rear Gardens  
 Garage & Off Road Parking

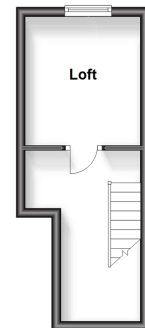
### Ground Floor

Approx. 96.7 sq. metres (1040.7 sq. feet)



### First Floor

Approx. 14.6 sq. metres (157.1 sq. feet)



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

- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Asbestos is present at this property, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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