



Guide Price
£750,000

Freehold

3x  3x  3x 

**East Beach Road,
Selsey, West Sussex,
PO20**

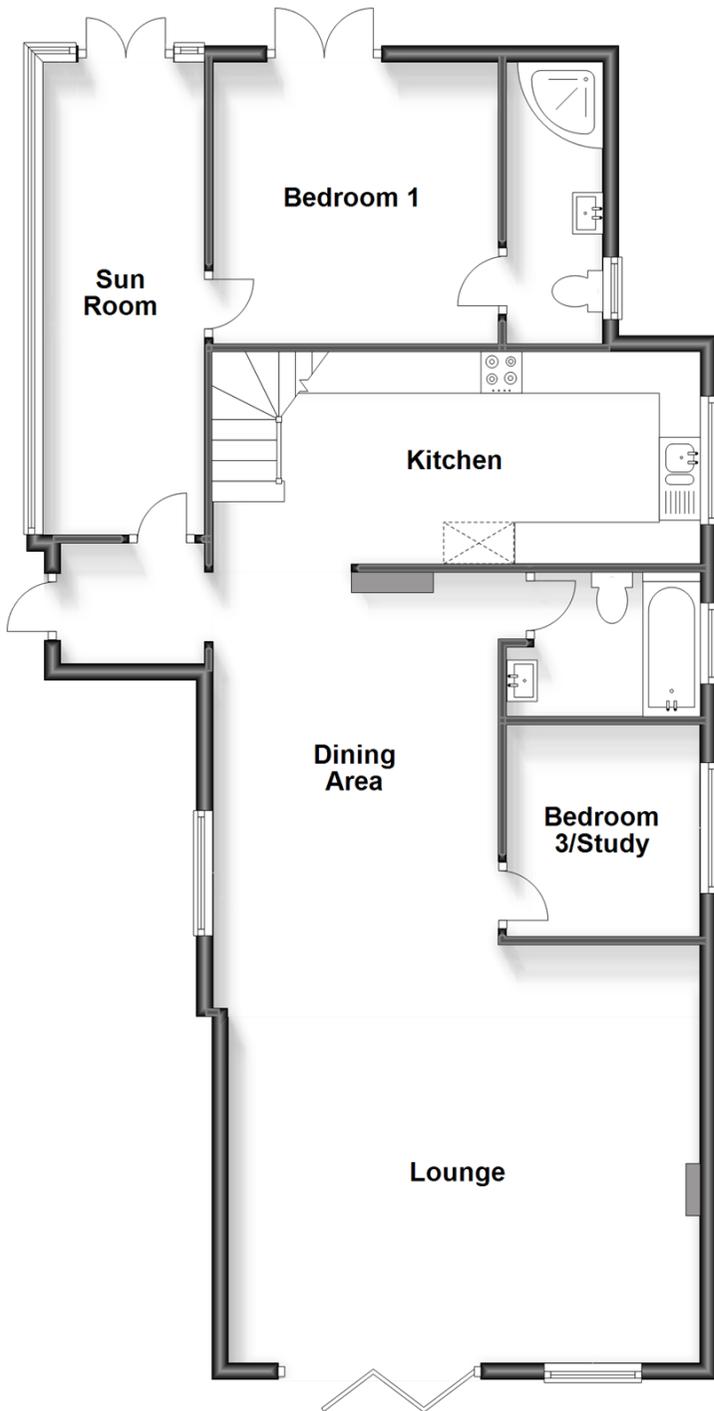
OVER 60?

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

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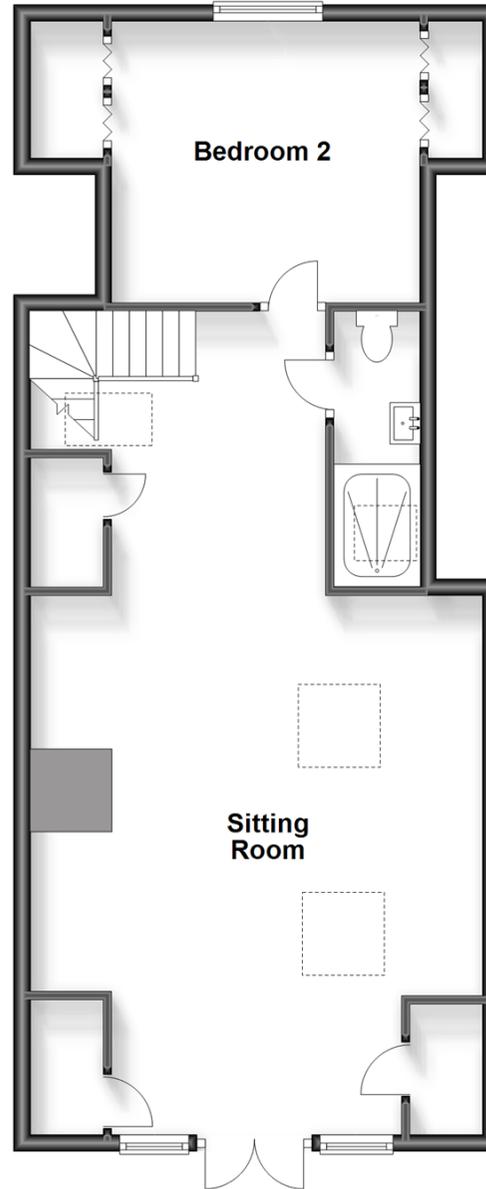
Ground Floor

Approx. 103.2 sq. metres (1110.7 sq. feet)



First Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 19'2 x 16'8 (5.85m x 5.08m)

Dining Area: 12'3 x 11'4 (3.74m x 3.46m)

Kitchen: 18'10 x 8'4 (5.74m x 2.54m)

Sun Room: 18'10 x 6'6 (5.74m x 1.98m)

Bedroom 1: 14'8 x 10'5 (4.47m x 3.18m)

En-Suite Shower Room

Bedroom 3/Study: 8'4 x 7'6 (2.54m x 2.29m)

Bathroom

FIRST FLOOR

Landing

Sitting Room: 31'9 at widest point x 11'9 at widest point (9.68m x 3.58m)

Bedroom 2: 12'3 x 10'4 (3.74m x 3.15m)

Shower Room

OUTSIDE

Off Road Parking

Front, Side & Rear Gardens

Studio/Outbuilding



Main features

- Detached house on desirable corner plot
- Renovated to a high standard, maximising space, light & sea views
- Beach-style gardens offer privacy & decked areas for sunbathing
- Boasts a self-contained studio
- Stunning family room leading onto sizeable balcony
- Chain free!

Nearest Schools

Seal Primary, Selsey 0.7 miles, Medmerry Primary 0.8 miles, Sidlesham Primary 2.9 miles, Manhood Community College 0.8 miles, The Regis 5.3 miles, Felpham Community College 6.4 miles, Chichester High School for Girls 6.5 miles

Transport Information

Train Stations: Bognor Regis 5.5 miles, Chichester 6.7 miles, Fishbourne 7.4 miles

Address

East Beach Road, Selsey, West Sussex, PO20

Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](https://www.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.



EPC RATING



40414761/20231020/VB/RC