



**Price**

**£1,250,000**

**Freehold**

6x  4x  1x 

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

**OVER 60?**

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

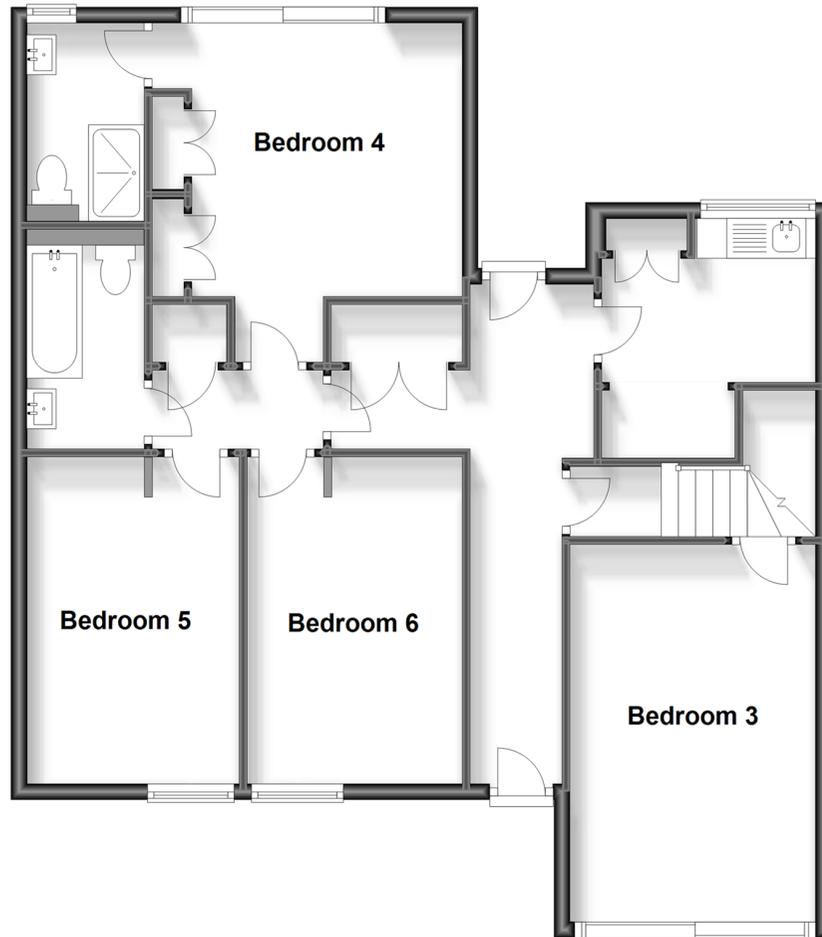


Virtual Reality Tour available

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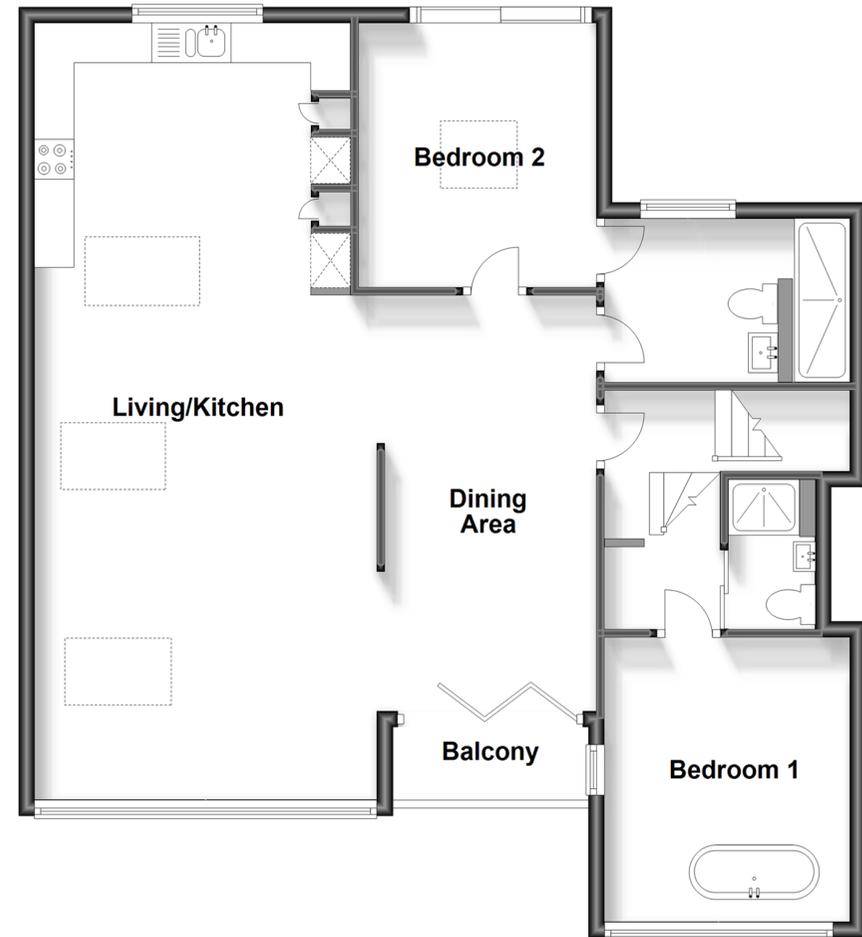
### Split Level Ground Floor

Approx. 87.9 sq. metres (945.8 sq. feet)



### Split Level First Floor

Approx. 93.0 sq. metres (1000.7 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Hall
- Utility Room: 10'1 x 9'8 (3.08m x 2.95m)
- Bedroom 3: 15'5 x 9'7 (4.70m x 2.92m)
- Bedroom 4: 13'8 x 12'10 (4.17m x 3.91m)
- En-Suite Shower Room
- Bedroom 5: 13'4 x 9'3 (4.07m x 2.82m)
- Bedroom 6: 13'3 x 9'2 (4.04m x 2.80m)
- Family Bathroom

### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 12'0 x 9'8 (3.66m x 2.95m)
- Shower Room
- Dining Area: 17'7 x 8'9 (5.36m x 2.67m)
- Balcony
- Kitchen/Living Area: 33'0 x 12'10 (10.07m x 3.91m)
- Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)
- Jack 'N' Jill Shower Room

### OUTSIDE

- Off Road Parking
- Rear Garden
- Shed
- Integral Garage: 21'4 x 9'10 (6.51m x 3.00m)
- Storage: 13'3 x 9'11 (4.04m x 3.02m)



## Main features

- Contemporary designed detached house with stunning sea views
- Gorgeous open planned kitchen, dining and living area
- Bedroom 1 boasts a freestanding bath overlooking the beach front
- Ample storage throughout
- Under floor heating across the first floor



### Nearest Schools

Seal Primary, Selsey 0.6 miles, Medmerry Primary 0.7 miles, Sidlesham Primary 2.9 miles, Manhood Community College 0.7 miles, The Regis 5.4 miles, Felpham Community College 6.5 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](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.

EPC RATING	CURRENT:	POTENTIAL:

40414804/20231229/VB/RC