



Flat 28, Seaview Court Clayton Road, Selsey, PO20 9HJ

Guide Price £170,000 Freehold

Flat 28

Seaview Court Clayton Road, Chichester

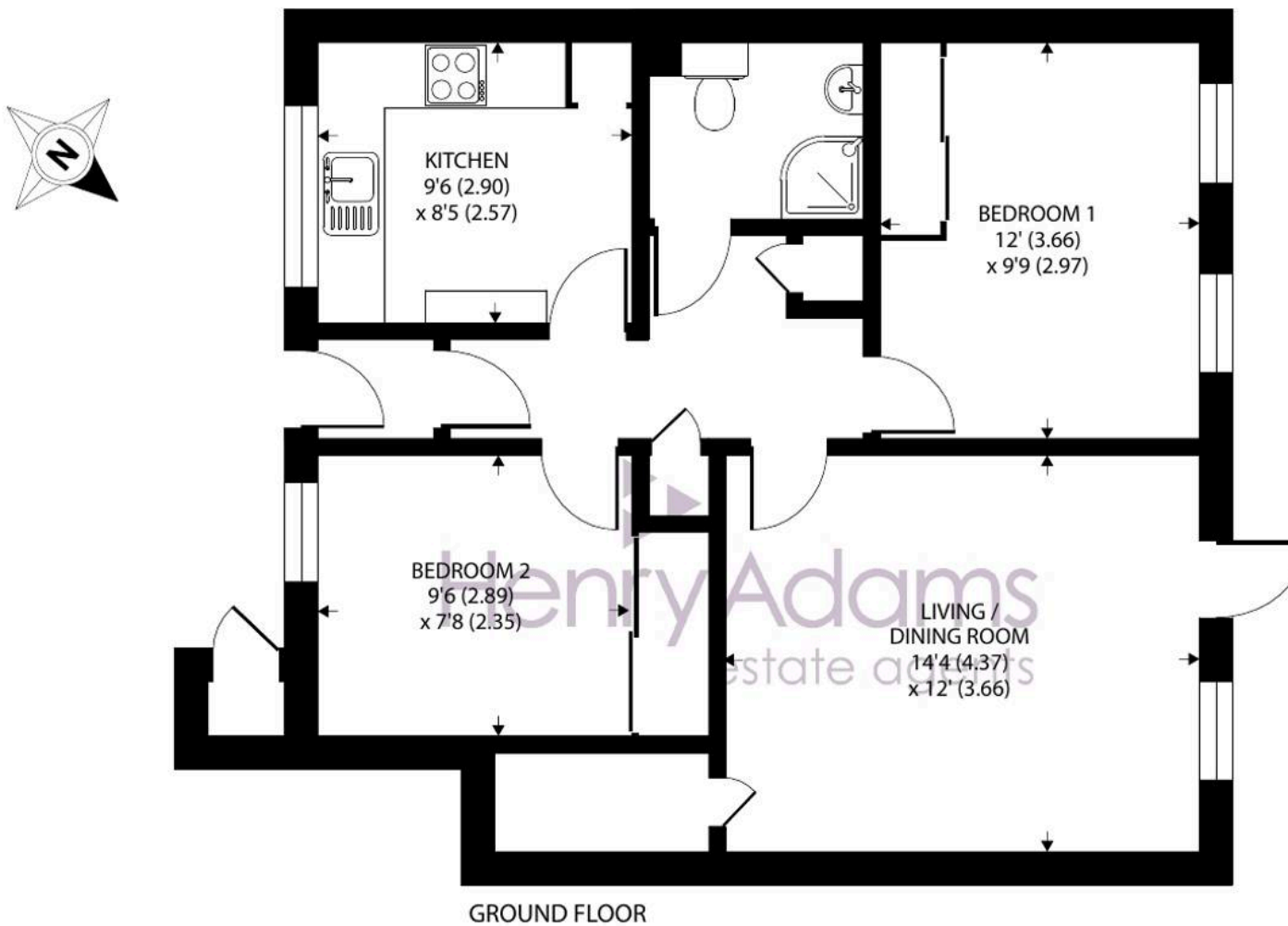
Situated within a quiet retirement complex to the South of Selsey, this ground floor flat provides an exclusive opportunity for those aged 60 and above seeking a peaceful and comfortable living environment. Boasting two double bedrooms, each equipped with built-in wardrobes for added convenience. The living room offers a seamless transition to a patio area, perfect for relaxing.

The modern styled kitchen is fully equipped with essential appliances, including a washing machine, oven and fridge/freezer, ensuring daily routines are executed with ease. Double glazing throughout the property enhances insulation, while electric heating provides a cosy atmosphere during colder months.

With an extended lease featuring 149 years remaining, residents can enjoy long-term security and peace of mind. The development includes well-maintained communal grounds and a designated parking areas, offering ample space for both residents and visitors. For added convenience, an onsite laundry room is readily available for residents.

Moreover, residents can take advantage of the communal meeting room boasting stunning sea views, creating an inviting space for social gatherings or quiet moments of relaxation. This property not only provides a comfortable living space but also offers a sense of community through shared amenities and spaces designed to foster connections amongst residents. Council Tax band: C, EPC Energy : D





Approximate Area = 634 sq ft / 58.9 sq m
 Outbuilding = 3 sq ft / 0.3 sq m
 Total = 637 sq ft / 59.2 sq m

For identification only - Not to scale





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Ground floor flat for the over 60's. Two double bedrooms both with built-in wardrobes, patio area, double glazing, electric heating, extended lease (149 years left), communal grounds and parking. EPC-D, Council tax-C

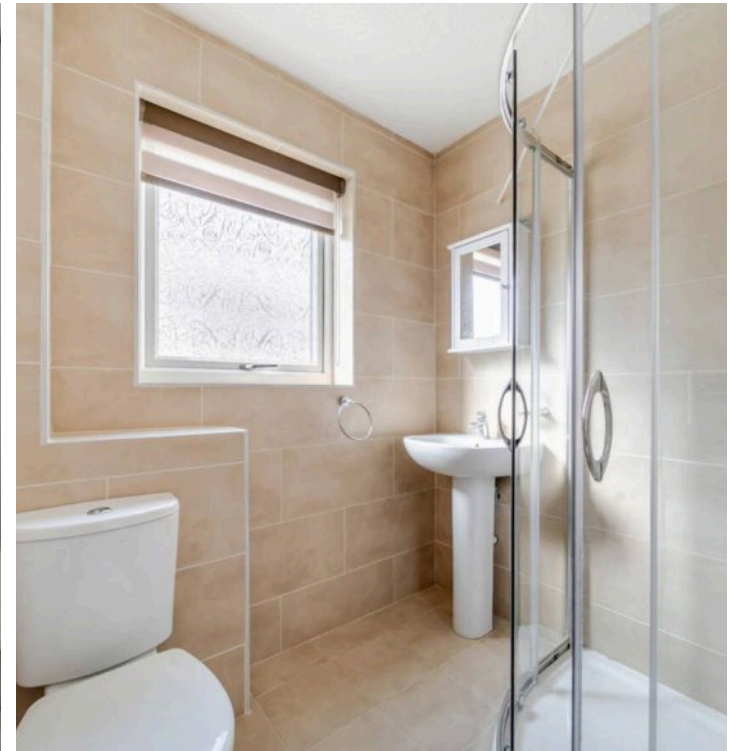
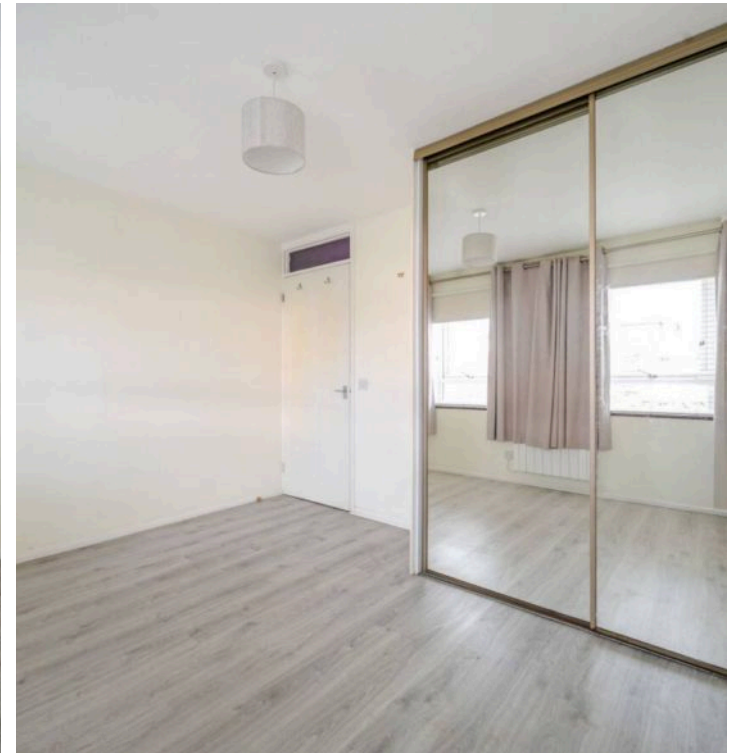
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ground floor retirement flat
- Age restricted to 60+
- Two double bedrooms, both with built in wardrobes
- Living room with door onto a patio area
- Modern kitchen with washing machine, oven and fridge/freezer included and integrated dishwasher
- Double glazing and electric heating
- Extend lease with 149yrs remaining
- Communal grounds and parking area
- Onsite laundry room and communal meeting room with sea view





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.