



Seal House, Seal Square, Seal House Seal Square, PO20 0HP
Investment Opportunity Guide price £700,000 Freehold

 **Henry Adams**
estate agents

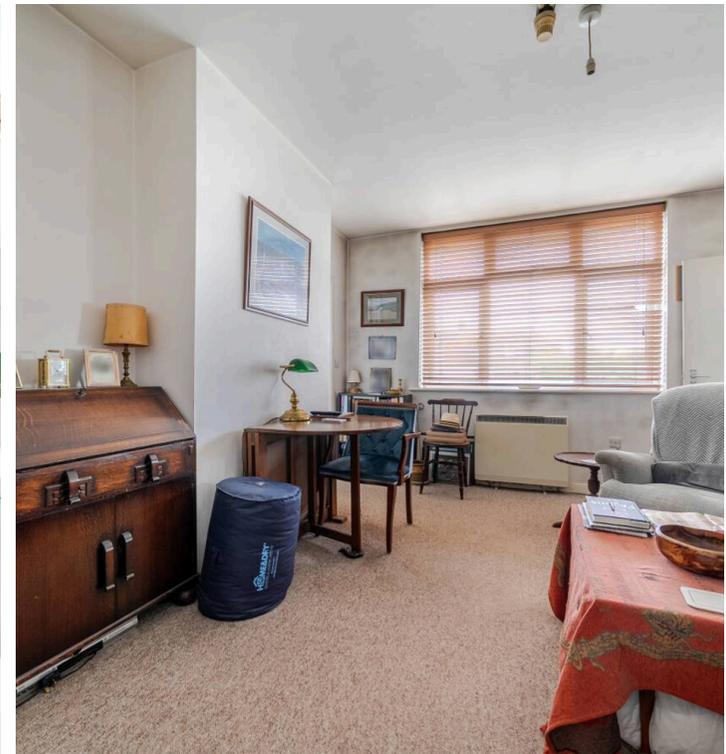
Seal House, Seal Square

Seal House Seal Square, Chichester

This freehold investment opportunity presents a substantial building comprising 8 units, one of which is a detached bungalow to the side of the building, situated in close proximity to the beach. The property offers significant potential for improvement, as both the building and individual units would benefit from updating in order to maximise rental income. The layout includes a top floor flat that boasts attractive sea views, and all residents benefit from communal outside space and a private storage shed. This property is well suited to investors seeking a project with excellent long-term prospects in a sought-after coastal location.

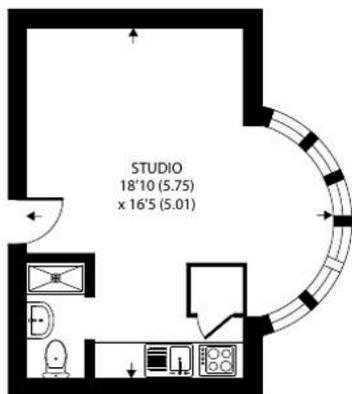
Externally, the property offers a communal garden to the rear, mainly laid to stone, providing a low-maintenance space for residents to enjoy. A circular raised area adds interest to the garden, while a hard-standing and decked area offer further versatility for outdoor activities. Each unit is allocated its own shed for storage space, ideal for bicycles or garden equipment. To the front of the building, there are parking spaces, and a brick-built flower bed could be removed to create a another parking space if desired. The arrangement of the outside space ensures practicality and convenience for residents, while the proximity to the seafront enhances the overall appeal of this investment property. The owners unit is not accounted for on the floor plan but have measurements of an open plan living area/kitchen - 3.52m x 3.62m, bedroom - 2.33m x 1.92m and a shower room.

Council Tax band: A (each unit)

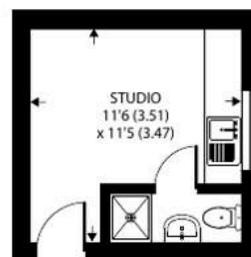




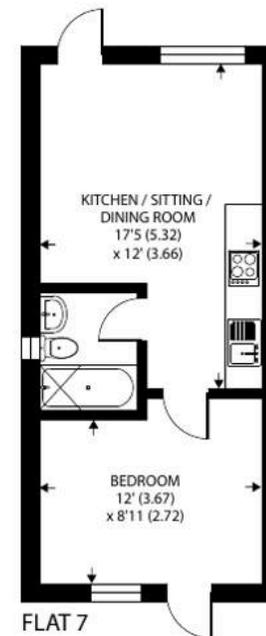
Denotes restricted head height



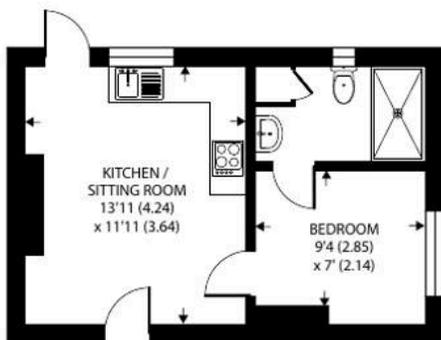
FLAT 3



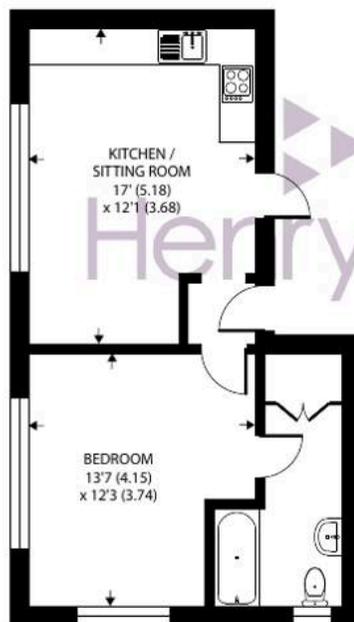
FLAT 6 A



FLAT 7



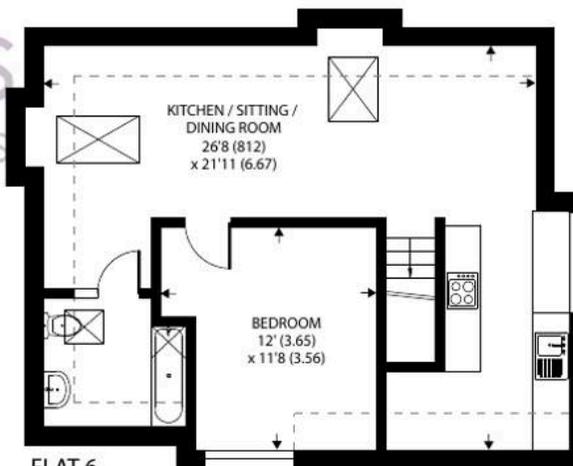
FLAT 2



FLAT 4



FLAT 5

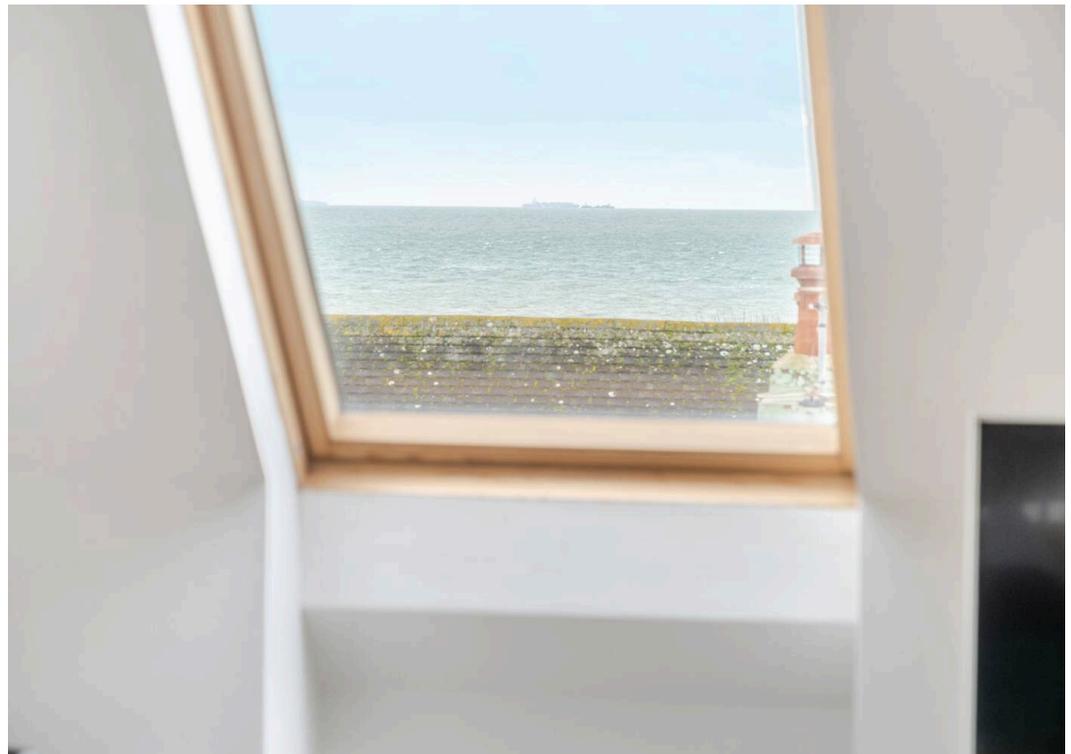


FLAT 6

Approximate Area = 2356 sq ft / 218.8 sq m
Limited Use Area(s) = 119 sq ft / 11 sq m
Total = 2475 sq ft / 240.9 sq m

For identification only - Not to scale





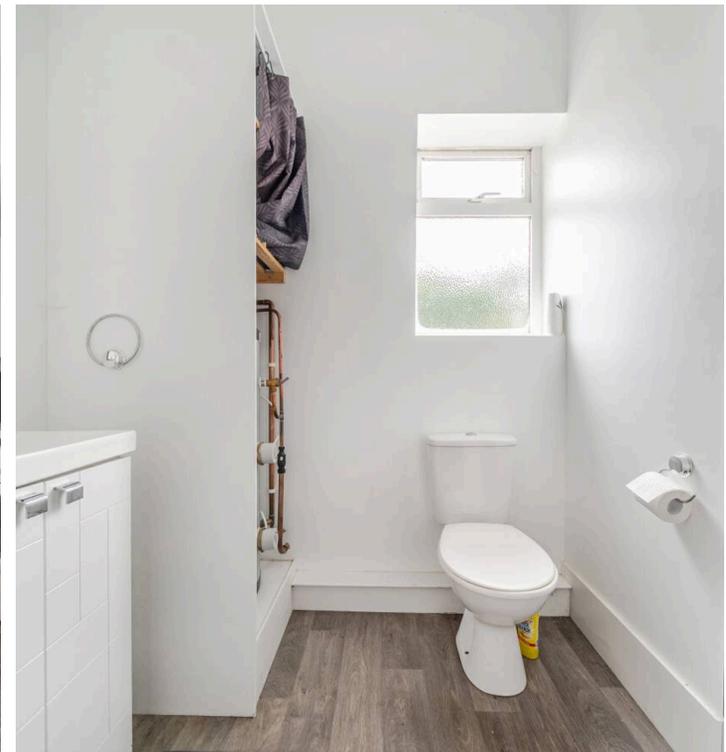
Seal House, Seal Square

Seal House Seal Square, Chichester

****Investment Opportunity**** Freehold building with 8 units, one of which is a detached bungalow to the side of the main building, near the beach, communal garden, parking. Ideal investment with improvement potential. EPC's - All units are D or E rated

Council tax- All units are A banded

- Investment opportunity
- Freehold property with 8 units (one of which is a detached bungalow)
- Building and flats will require updating to maximise rental income
- Close proximity to the beach
- Off road parking for 5/6 cars with space to create an additional space
- Top floor flat with sea views
- Communal outside space and storage shed for each flat





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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.