



24 The Willows – Manor Farm Court – Selsey – West Sussex – PO20 0JT

A one-bedroom cottage in a popular retirement development close to shops



24 The Willows

Kitchen • Sitting room • Cloakroom •
Bedroom • Walk-in bath and shower

£115,000 leasehold

The Willows is an attractive development of cottages arranged around landscaped gardens. The Manor House, which is listed Grade II, has also been converted into apartments including the scheme managers' accommodation.

A one-bedroom cottage with access to the gardens from the sitting room. Electric storage heating, double glazing and stannah stairlift.

Facilities include a resident scheme manager, emergency alarm system, communal lounge and guest room within the Lodge. There is an attractive water garden.

Selsey is about nine miles due south of Chichester from where you can take trains to London (Victoria) in under two hours. There is a regular bus service to Chichester. Bognor Regis is 12 miles, Brighton 38 miles and Portsmouth 16 miles. water garden with seating areas.

125 year lease (from 1985), £75 ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01243 606840 or
Fifty5plus on 01488 668655**



Sitting room



Sitting Room



Kitchen

The Property

24 The Willows is a one bedroom cottage with approximate room dimensions as follows: Sitting Room (15'6" x 12'5") with access to garden. Kitchen (9'3" x 8'11") Cloakroom (5'9" x 2'10") with wc and basin. Stairs with stannah stairlift to landing with storage cupboard and loft hatch. Bedroom (12'9" x 9'4"max) Bathroom (6'1" x 5'11")

Today there is a wide range of shops in the village with supermarkets, chemists, butcher, greengrocer and general food shops. The Medical Centre is just a short walk from the development. There are also several leisure facilities including golf, tennis, bowls to sailing and fishing.

Directions to The Willows

From the Chichester-By-Pass south of the city take the A286 (Birdham Road) to Selsey and in about 300 yards turn left into St Georges Drive (B2201) and continue into the Selsey Road. Cross over the Chichester Canal and continue on this road through Upper Norton and pass Rectory Lane on your left and then Manor Road on your left.

In about 500 yards turn left into Manor Farm Court and the second turning left is the entrance to The Willows.



Communal lounge



Pond at The Willows

Energy Performance Rating: 54

Service charge: £2,449.08 p.a.

Council tax banding: B

The Willows

The Willows is an attractive retirement development with properties built around an attractive landscaped garden square. Parking is kept at the entrance to the development by the Manor House which forms part of the estate. The properties have been designed to be easily manageable in a secure environment.

Location

The original Manor House was built by Robert Sherburne, Bishop of Chichester who was also secretary to Henry VIII. The village of Selsey has a long history with Roman connections and was once an important Saxon town.

The old part of the village, of which the High Street forms the larger part, is separated from the remainder of the Manhood to the north by a broad stretch of low alluvial ground, once a tidal lagoon, connected with the sea on both sides. Hence the name Selsey derived from Seal Island.

Further afield

East Beach is the resort's main centre and is protected by a strong sea-wall with a car and boat park. Pagham Harbour to the north is now a nature reserve with over a thousand acres.

Chichester is about nine miles and is an ancient city with some of the oldest churches and buildings in England. Within the ancient street plan, mostly traffic free, there are Georgian houses, specialist retailers, small shops and high street stores. Chichester is well known for its annual theatre season held in the Festival Theatre. Rich in history and with the natural beauty of the South Downs, the city offers a lively culture and a convenient location.



Grange Management (Southern) Limited,
6 Godalming Business Centre,
Woolsack Way, Godalming Surrey GU7 2XW

Telephone: 0845 330 3444
Email: info@grangemanagement.com
www.grangemanagement.com

We're here to help

Grange