



Seal House, Seal Square, Seal House Seal Square, PO20 0HP

Investment Opportunity Guide price £700,000 Freehold



# Seal House, Seal Square

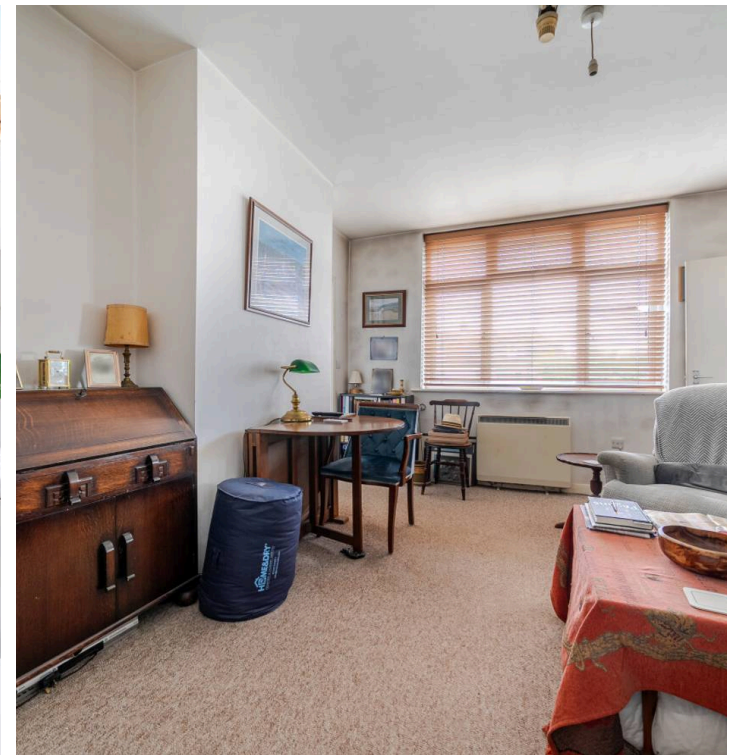
## Seal House Seal Square, Chichester

This freehold investment opportunity presents a substantial building comprising seven flats, 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 flats would benefit from updating in order to maximise rental income. We are advised that the current annual income is circa £53,580, which does not include two flats that are presently unlet, highlighting further scope for increased returns. 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 flat 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. Council Tax band: A ( each flat )

EPC Energy Efficiency Rating: D

- Investment opportunity

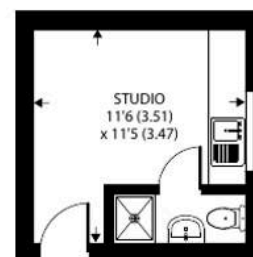




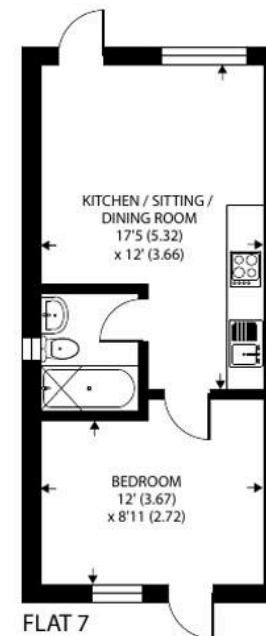
Denotes restricted  
head height



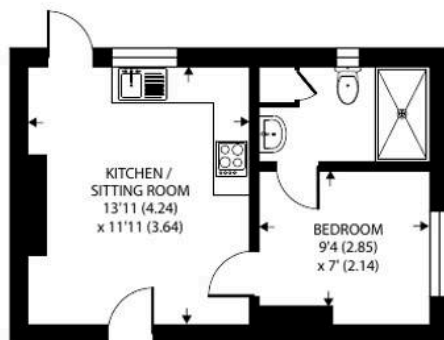
FLAT 3



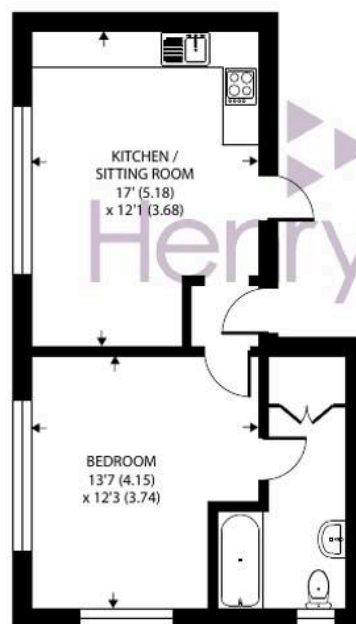
FLAT 6 A



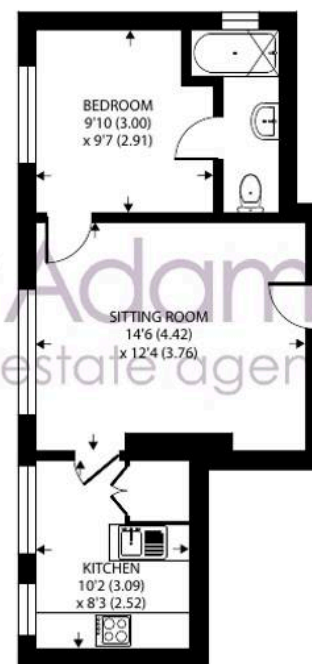
FLAT 7



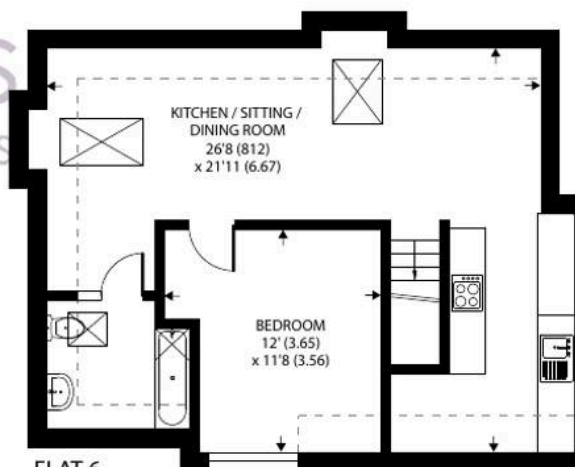
FLAT 2



FLAT 4



FLAT 5



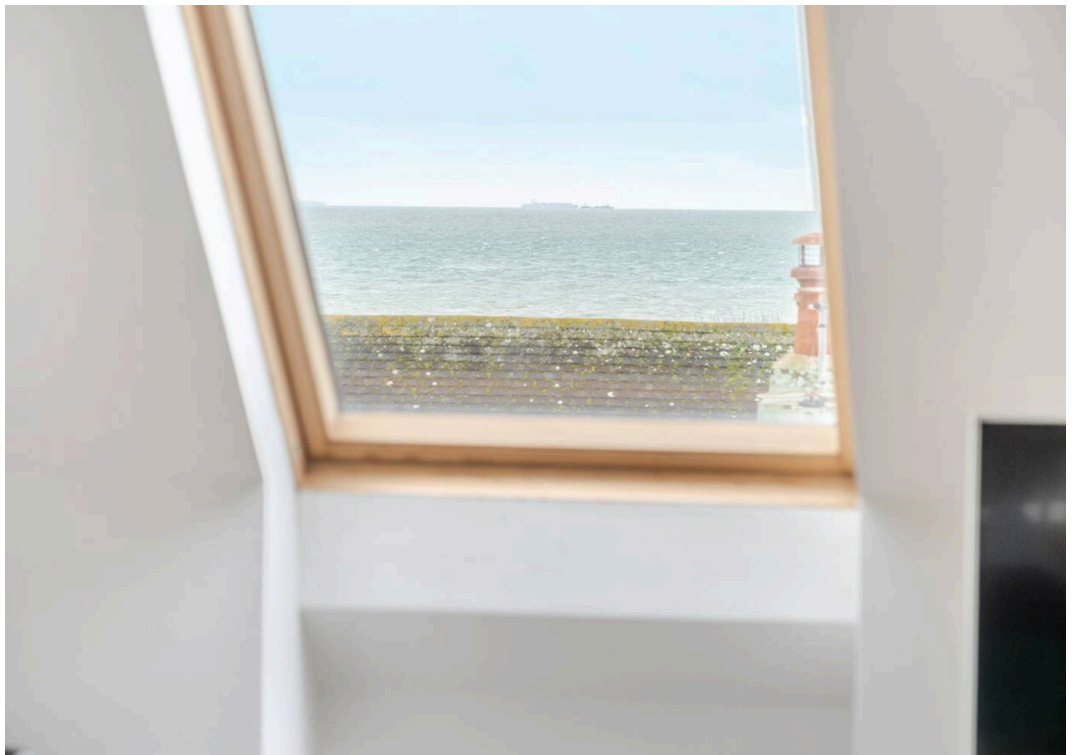
FLAT 6

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









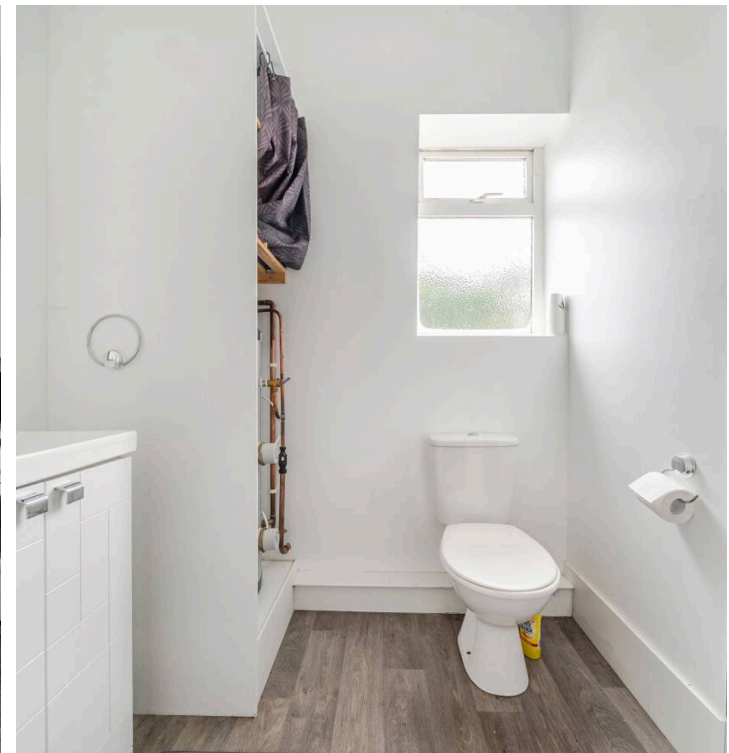
# Seal House, Seal Square

Seal House Seal Square, Chichester

**\*\*Investment Opportunity\*\*** Freehold building with 7 flats, one of which is a detached bungalow to the side of the main building, near the beach, communal garden, parking. Current Income £53,580 pa with scope to increase. Ideal investment with improvement potential. EPC's - All flats are D rated

Council tax- All flats are A banded

- Investment opportunity
- Freehold property with 7 flats ( one of which is a detached bungalow )
- Building and flats will require updating to maximise rental income
- We're advised the current annual income £53,580 ( this excludes 2 flats which are currently unlet )
- 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







## Henry Adams - Selsey

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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.