

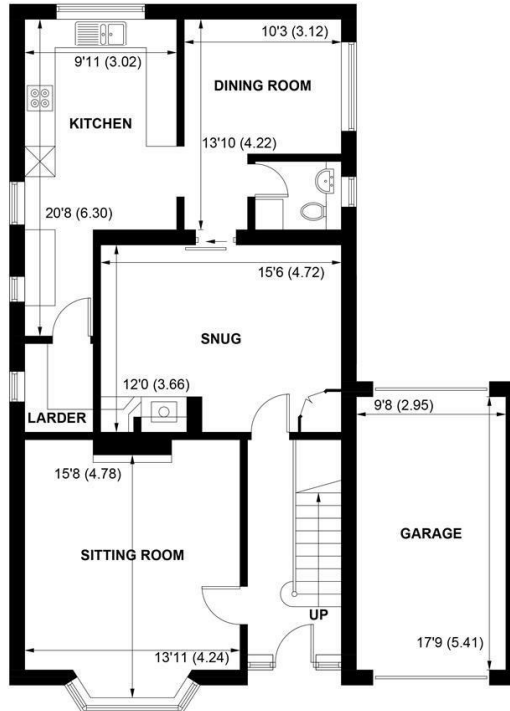
SW

Sims Williams

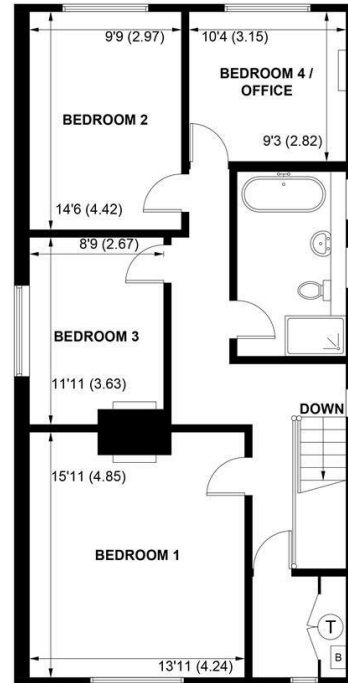


16, THE DRIVE, SOUTHBOURNE, WEST SUSSEX, PO10 8JP





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1762 SQ FT / 163.7 SQ M**

**GARAGE = 171 SQ FT / 15.9 SQ M**

**TOTAL = 1933 SQ FT / 179.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

# £699,950 Freehold

16, THE DRIVE,  
SOUTHBOURNE,  
WEST SUSSEX, PO10 8JP

- Spacious Detached Property
- Popular Village Location
- Sitting Room & Family Room
- Fitted Kitchen & Dining Room
- Utility Area & Cloakroom
- 4 Bedrooms
- Generous Family Bathroom
- Sizeable Rear Garden
- Garage & Driveway Parking

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = E

A deceptively spacious detached family home in the popular village of Southbourne, within easy proximity to amenities including shops, school and train station.

The well-presented accommodation is arranged over 2 floors and comprises welcoming entrance hall with door opening to the sitting room, with open fireplace.

The family room leads to both the dining room and the kitchen, which is fitted with a range of stylish base units, compact work surfaces, double oven and gas hob. There is a utility area and pantry and a downstairs cloakroom completes the ground floor accommodation.

To the first floor there are 4 double bedrooms and a useful dressing room. The generous family bathroom has a white suite consisting of roll-top bath, shower cubicle, wash basin and WC.

Outside, to the front there is driveway parking for several vehicles in front of the single garage.

Of particular note are the extensive rear gardens, which are mainly to lawn, with large raised pond, patio areas for outside entertaining, established border planting and vegetable garden.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.



