



1 West View Cottages | South Lane | PO10 8PS

Guide Price £300,000

Freehold



**hancock**

Lettings & Estate Agents



South Lane |  
Southbourne | PO10 8PS  
Guide Price £300,000

- Virtual Tour
- Front & Rear Gardens
- Rare Opportunity
- Three Bedrooms
- Two Receptions
- Semi-Detached
- Needs Renovating
- Cul-De-Sac Location
- Freehold
- Downstairs W/C

Hancock and Partners presents this three-bedroom semi-detached home located in Southbourne, Chichester, available with no onward chain.

The property features two reception rooms, including a living room with an open fireplace and a front reception room. The kitchen is equipped with fitted cupboards and offers access to the rear garden. Additionally, there is a downstairs WC. Upstairs, you will find two double bedrooms, one single bedroom, and a family bathroom. The property requires renovation throughout.

Outside, the property boasts a large garden, approximately 100 feet long, that needs landscaping, as well as a front garden with shrubbery and potential for a private





what3words ///

proved.happen.tricky



driveway.

West View Cottages, South Lane, is located in the charming village of Southbourne, West Sussex. This picturesque area offers a blend of rural beauty and convenient accessibility, with Southbourne railway station and the A259 nearby. The village provides local amenities like shops, schools, and healthcare facilities, while the nearby city of Chichester expands these options. The area is known for its natural beauty, with the South Downs National Park to the north and coastal areas to the south, offering various outdoor activities. Southbourne has a strong sense of community, hosting various local events and activities throughout the year.

Additional Information :

Tenure : Freehold

Broadband : Up To 53mbps

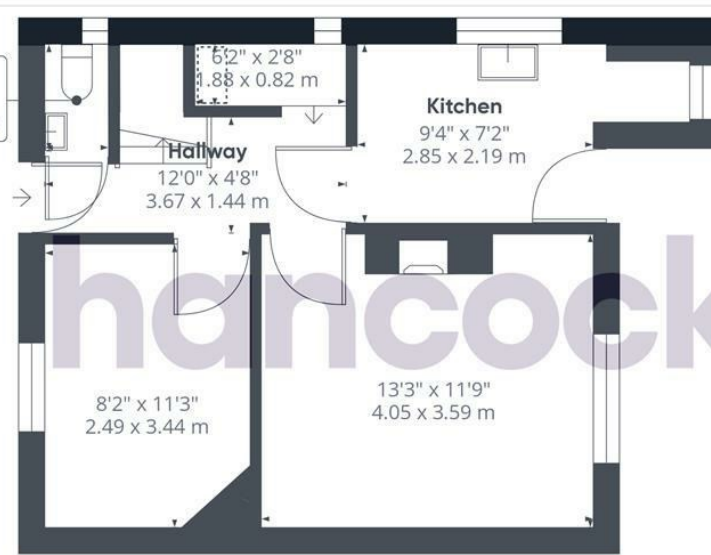
Mobile : EE, Three, O2

Position : No Onward Chain

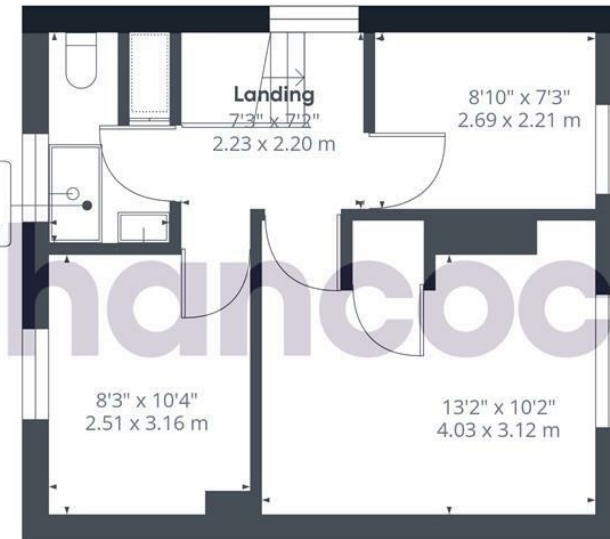
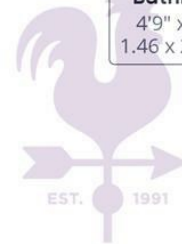


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1



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