



110 Stein Road, Southbourne, Emsworth, PO10 8LU

Enjoying a SOUGHT-AFTER LOCATION, this modern, SEMI-DETACHED THREE BEDROOM PROPERTY benefits from an attached double-length garage plus ample open parking. Available to the market for the first time since new, it NOW REQUIRES GENERAL MODERNISATION, presenting an excellent blank canvas opportunity with much potential. Southbourne's main thoroughfare, Stein Road runs from Main Road (A259) to Old Farm Lane, No. 110 being on the east side a short distance from the junction with Kelsey Avenue; a pleasant and popular residential position granting ready access to village amenities, including station, Infant & Junior School, Bourne Community College, and local shops. Set well back from the road behind a deep, open-plan forecourt which provides off-street parking for a number of vehicles, the house itself dates from 1966, featuring brick and tile-hung elevations under a pitched and tiled roof. To the rear is a easterly garden, some 33ft x 31ft.



Little altered over the years, the house will reward a programme of refurbishment throughout, now holding considerable scope for incoming owners to add value, implementing their own tastes and ideas and creating a family home with lots to offer. Available now with the further asset of NO ONWARD CHAIN, full particulars are given as follows:

UPVC front door to:

ENTRANCE HALL

Obscure-glass window to side elevation. Two single panel radiators. Staircase to first floor, having recess under with cupboard housing gas and electricity meters.

CLOAKROOM & W.C.

Coloured suite comprising: low flush w.c. and handbasin with cupboard under. Single panel radiator. UPVC replacement double-glazed window.

LIVING ROOM

13'5 x 11'0 (4.09m x 3.35m)

UPVC replacement double-glazed window to front elevation. 'Baxi' gas fire. Square opening to:

DINING ROOM

9'8 x 9'4 (2.95m x 2.84m)

Single panel radiator. Door from Kitchen. Glazed door to:

LEAN-TO CONSERVATORY

15'3 x 8'5 (4.65m x 2.57m)

Brick and UPVC double-glazed under a pitched, polycarbonate roof. Door from Kitchen. Lobby area having plumbing for washing machine together with UPVC door to rear garden.

FIRST FLOOR

LANDING

Access to Loft Space. UPVC replacement double-glazed window to side elevation.

SHOWER ROOM

White suite comprising: corner handbasin, bidet, and corner shower cubicle. Heated towel rail. UPVC replacement double-glazed window to rear elevation.

SEPARATE W.C.

White low flush suite. UPVC replacement double-glazed window to side elevation.

BEDROOM ONE

13'5 x 10'0 (4.09m x 3.05m)

UPVC replacement double-glazed window to front elevation. Single panel radiator. Cupboard housing 'Vaillant' gas fired central heating boiler.

BEDROOM TWO

9'10 x 9'0 (3.00m x 2.74m)

UPVC replacement double-glazed window to rear elevation.

BEDROOM THREE

9'4 x 6'8 (2.84m x 2.03m)

UPVC replacement double-glazed window

to front elevation. Single panel radiator.

OUTSIDE

FRONT

Depth: 44'0 (13.41m) Generous open-plan forecourt, laid partly to lawn and providing OPEN PARKING FOR A NUMBER OF VEHICLES in front of the

ATTACHED DOUBLE-LENGTH GARAGE

28'0 x 10'1 (8.53m x 3.07m)

Up-and-over door. Light and power. Pedestrian door from rear garden.

NOTE: It is felt that scope exists (subject to consent) for conversion/extension of the garage to provide additional living accommodation, as has been undertaken to No.108.

REAR

Depth: 33'0 (10.06m) Width: 31'0 (9.45m) Average-sized garden with easterly aspect; laid to lawn and paving with fenced surround. Narrow pedestrian gate to front of property.

COUNCIL TAX

Band 'D' - £2,249.32 Per annum (2024-25) - Chichester District Council.

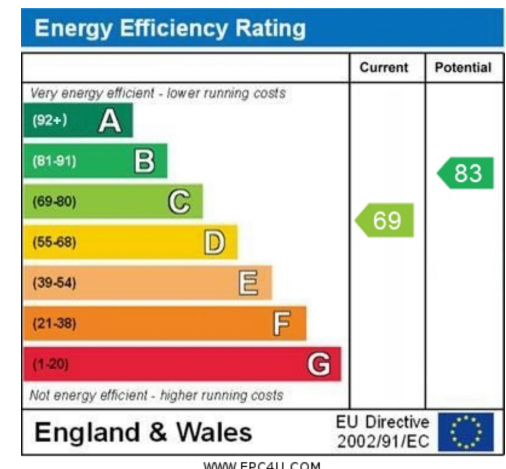
EPC 'C'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17818/048322)







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