



Estate Agents
Hurst

17 Southbourne House Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

£270,000

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An extremely well presented two DOUBLE bedroom split level maisonette offered to the market in show home condition throughout. The property is located just a short two minute walk of High Wycombe train station (which connects to London Marylebone in under 30 minutes) and town centre. The accommodation comprises: entrance porch, large L-Shaped lounge/diner with patio door leading out to a SOUTH FACING private balcony, modern fitted kitchen, two DOUBLE bedrooms and modern family bathroom. The property further benefits; garage, hard wired internet in each room (bar the kitchen), new Fuse Board fitted in 2022, well maintained communal gardens, gas central heating (NEW boiler installed in 2022) and UPVC double glazing (fully replaced in 2022). Ample on street parking is available on the doorstep of the development (an initial parking permit for the year is around £80, with an additional £50 charge for extra vehicles). The vendor will be extending the lease upon completion of sale*.

STONES THROW FROM TRAIN STATION!

FULLY REFURBISHED THROUGHOUT

IMMACULATE SHOW HOME CONDITION

SPLIT LEVEL MAISONETTE

SOUTH FACING PRIVATE BALCONY

TWO DOUBLE BEDROOMS

NEWLY EXTENDED LEASE UPON COMPLETION

GARAGE

NEW GAS BOILER INSTALLED IN 2022

**NEW UPVC DOUBLE GLAZING INSTALLED IN
2022**







Southbourne House

Approximate Gross Internal Area
 Ground Floor = 23 sq ft / 2.1 sq m
 First Floor = 352 sq ft / 32.7 sq m
 Second Floor = 351 sq ft / 32.6 sq m
 Third Floor = 351 sq ft / 32.6 sq m
 Garage = 131 sq ft / 12.2 sq m
 Total = 1208 sq ft / 112.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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