



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
EMSWORTH &
HAYLING ISLAND

Main Road
Nutbourne

8 South Street, Emsworth ☎ 01243 374661

Hazle & Co

Weston Lodge Main Road Nutbourne PO18 8XA

£800,000 Freehold

4.5 Ares of Land | Detached Bungalow |
3 Bedrooms | 3 Reception Rooms | Oil
Fired Heating | Garage & Off-Road
Parking | Country and Coastal Location |
Lifestyle Opportunity | Viewing Advised |
Close to Local Amenities

Hazle and Co are privileged to offer this detached bungalow complimented with 4.5 acres of land. The property would be ideal for a family wishing to make a living from the land or who simply crave outdoor space. Development opportunities for the site are limited due to access, hence an owner occupier would be more appropriate.

The bungalow has 3 generous bedrooms, the master being particularly large, and 3 reception rooms. Outside is a large rear garden and a detached, large, single garage. The property is situated next to the footpath leading to the picturesque Chichester harbour, and is set well back from the road, offering seclusion and privacy as well as significant outside space.

The property is situated close to the local amenities, farm shop, dentists and doctors etc and Southbourne railway halt is approximately ¾ mile to the north.

THE ACCOMMODATION BRIEFLY COMPRISES

COVERED PORCH ENTRANCE Door to:

HALL Oak door to front. Tiled flooring. Radiator. Doors to:

UTILITY ROOM 7' 6" x 5' 1" (2.29m x 1.55m)
Double glazed window to the front. Range of units with space and plumbing for appliances. Tiled flooring. Radiator.

LIVING ROOM 18' 8" x 11' 10" (5.69m x 3.61m)
Open arch from kitchen / breakfast room. Dual aspect with double glazed windows overlooking the rear garden and to the field beyond. Feature fireplace with inset fire. internal door to lobby.

DINING HALL 14' 6 max" x 11' 6" (4.42m x 3.51m) Twin double glazed windows overlooking the garden. Wooden flooring. Radiator. Door to bedroom 2. Open arch to kitchen breakfast room.

KITCHEN/BREAKFAST ROOM Range of country style solid wood wall and base units beneath granite effect worktops. Inset single drainer sink unit. 4 Ring ceramic hob with extractor hood over and stainless-steel oven below. Boiler cupboard housing oil fired boiler. Space for fridge freezer. Tiled flooring. The breakfast area has wooden flooring and double glazed French doors leading to the garden.

BEDROOM 1 23' 4" x 14' 2 max" (7.11m x 4.32m)

Twin double glazed windows to the front. Exposed beams. Radiator.

BEDROOM 2 15' 10" x 10' 2" (4.83m x 3.1m)
Dual aspect with double glazed windows to the rear and side. Door to ENSUITE bathroom with a 'P' shaped bath with curved glass shower screen and shower over. WC. Wash hand basin. Double glazed window to the front. Radiator.

BEDROOM 3 11' 10" x 8' 10" (3.61m x 2.69m)
Double glazed window to the side. Radiator.

WETROOM Open shower cubicle. Wash hand basin. WC Ladder towel rail. Fully tiled. Double glazed window to the side.

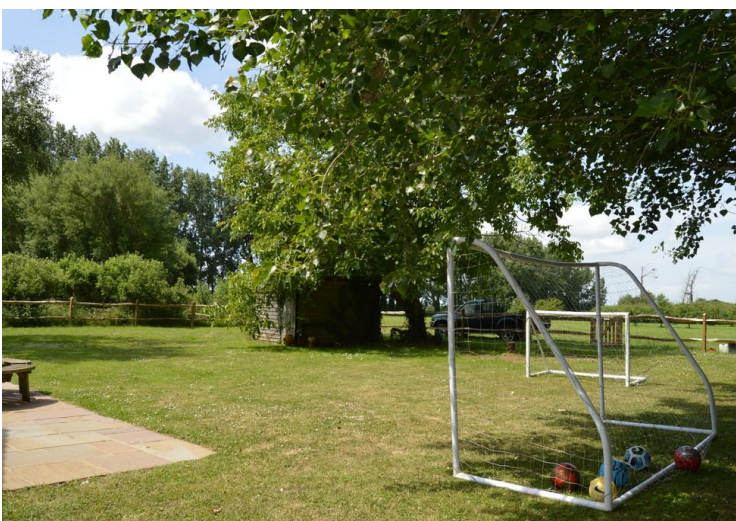
OUTSIDE The gravel drive to the front provides off road parking for numerous vehicles and access to the detached single garage

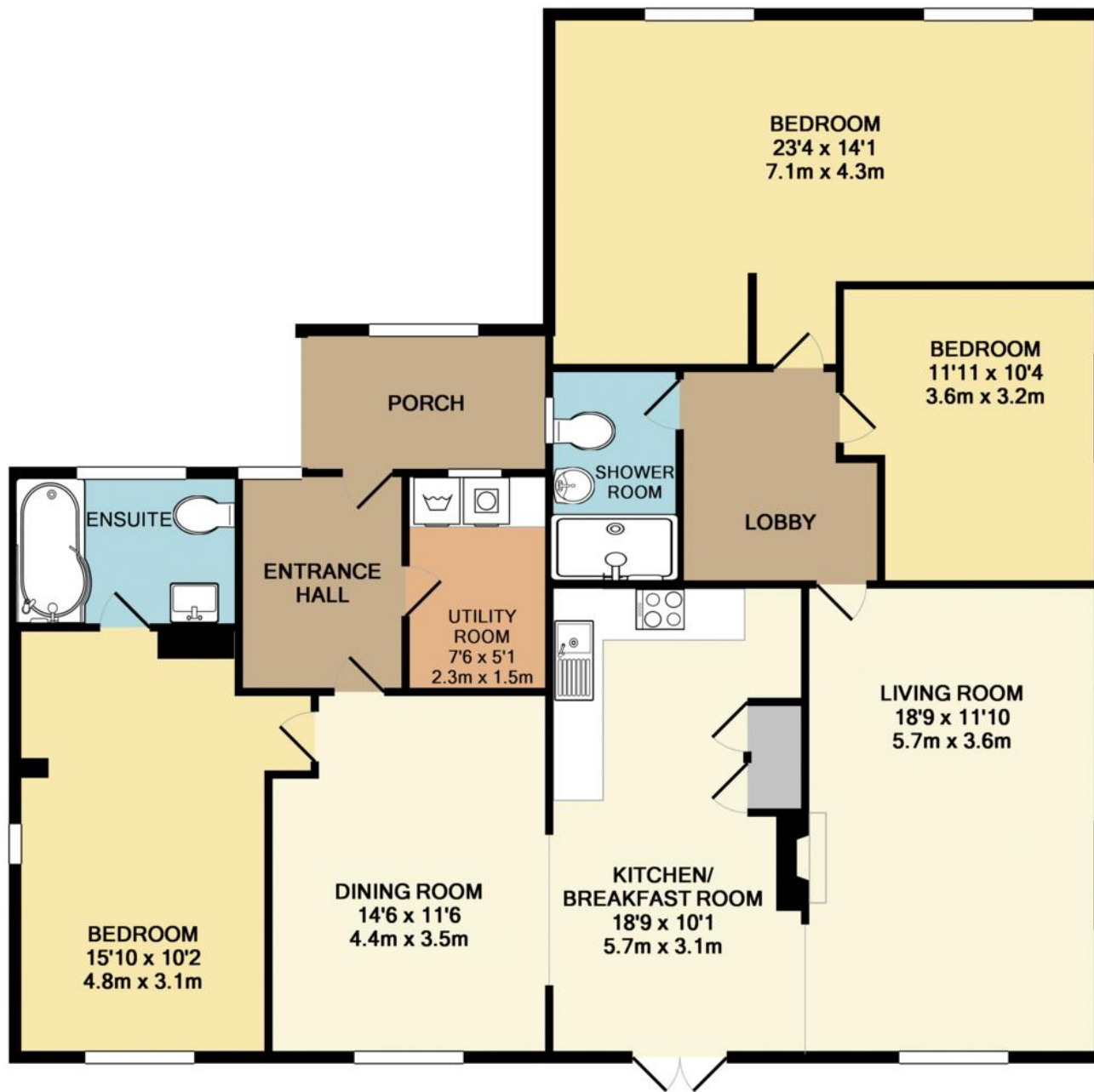
18'2 x 12'3. The front adjoins the neighbouring orchard and is a beautiful outlook.

The rear garden is mainly laid to lawn and is fence and hedge enclosed. It also gives direct access to the paddock.

PADDOCK The paddocks are predominately rail fence enclosed and laid to pasture. It can be accessed via a five-bar gate. From The paddock there are views towards Chichester harbour.







TOTAL APPROX. FLOOR AREA 1449 SQ.FT. (134.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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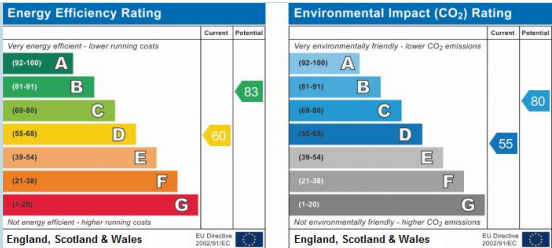


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Tax Band: F - £2,451 - Local Authority: Chichester District Council

Viewing Arrangements strictly by appointment through Hazle & Co.

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