



11 Smallcutts Avenue

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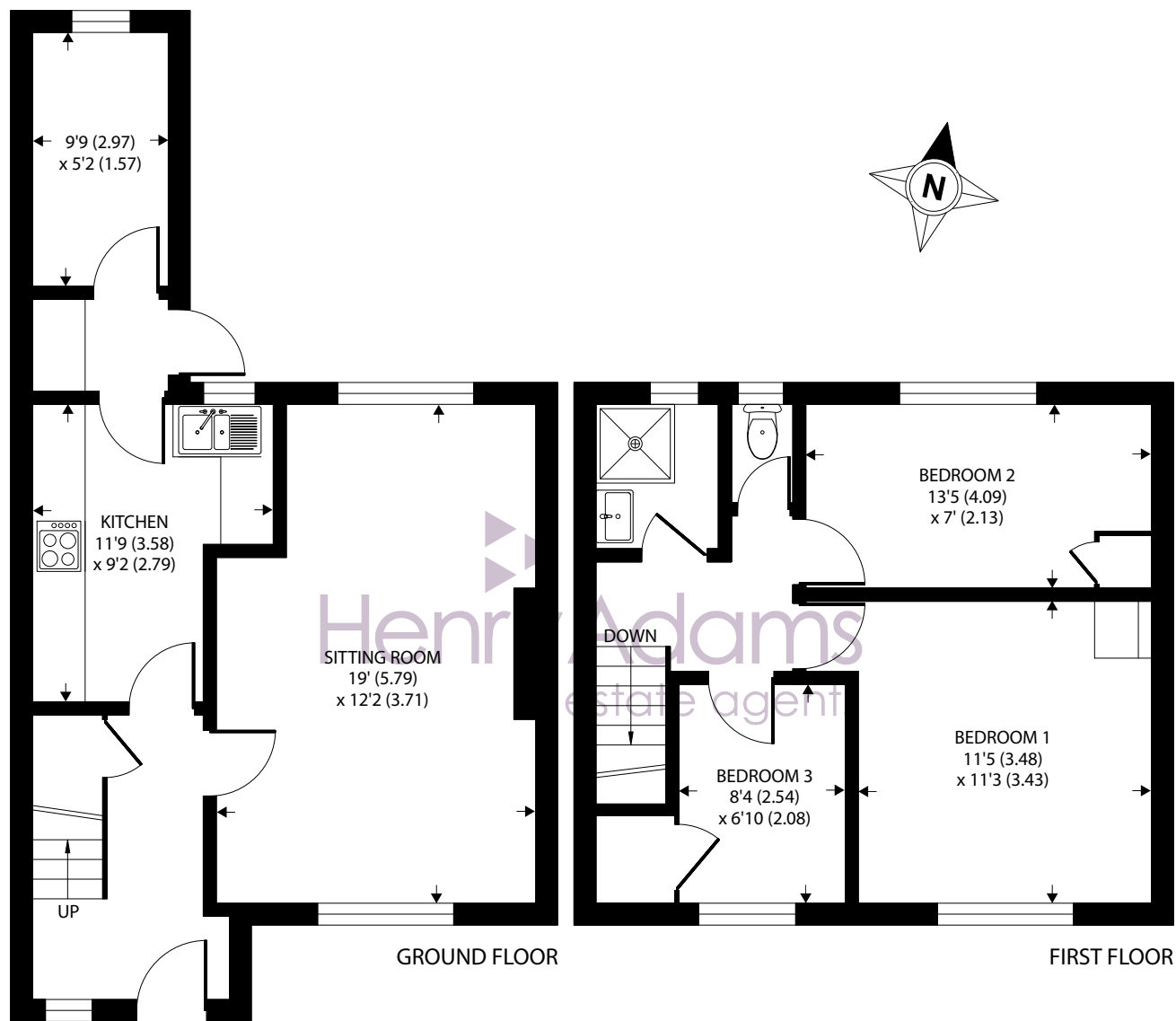
- ▶ In Need of Some Modernisation
- ▶ Private Secure Garden
- ▶ Requested Location
- ▶ Ideal First Time Buy Or Investment Opportunity
- ▶ Shower Room with Basin and Separate WC
- ▶ Driveway Providing Ample Parking
- ▶ No Forward Chain
- ▶ Three Bedroom House

An opportunity to acquire a three-bedroom terraced house in a sought-after location, this property offers a blend of potential and convenience. In need of some modernisation, this residence provides the chance to tailor the interior to personal tastes and requirements.

Upon entry, one is greeted by a spacious living area that forms the heart of the home. The property features three generously proportioned bedrooms, providing comfortable quarters for individuals or families. A well-appointed bathroom offers functionality and style to residents. A key feature of this residence is the private and secure garden, providing a retreat for outdoor relaxation and entertaining. The provision of ample parking is made with a driveway, ensuring hassle-free convenience for residents and guests alike.

With no forward chain, this property presents an attractive opportunity for both first-time buyers and investors. The potential for personalisation and enhancement allows individuals to create a living space that suits their preferences and lifestyles.





Smallcutts Avenue, Emsworth, PO10

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1160566

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Smallcutts Avenue is located in the village of Southbourne which is a village just outside of Emsworth and is close to the local school and railway station. In Southbourne are a variety of day-to-day shops including a locally renowned farm shop, a doctors surgery, chemist and church. There are good road and bus links and the station on the Portsmouth/ Brighton line also connects to London Waterloo via Havant, and Gatwick and London Victoria via Chichester. More comprehensive facilities can be found in Emsworth nearby and further afield Chichester.

25th July 2024

