



Chale Main Road, Nutbourne

Guide Price £485,000 Freehold

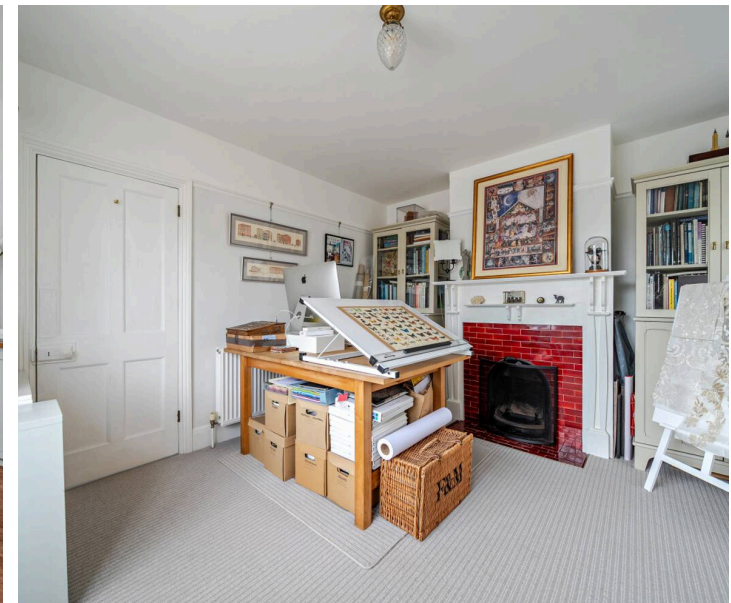
Chale Main Road

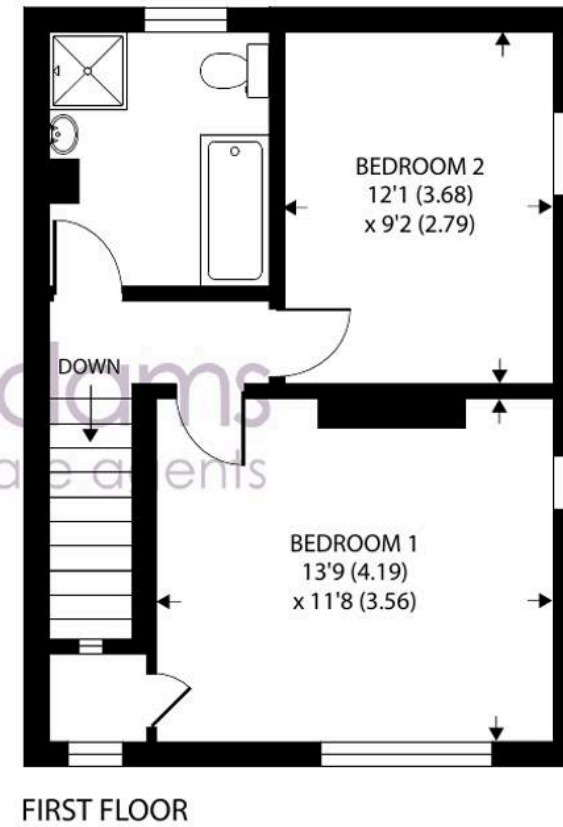
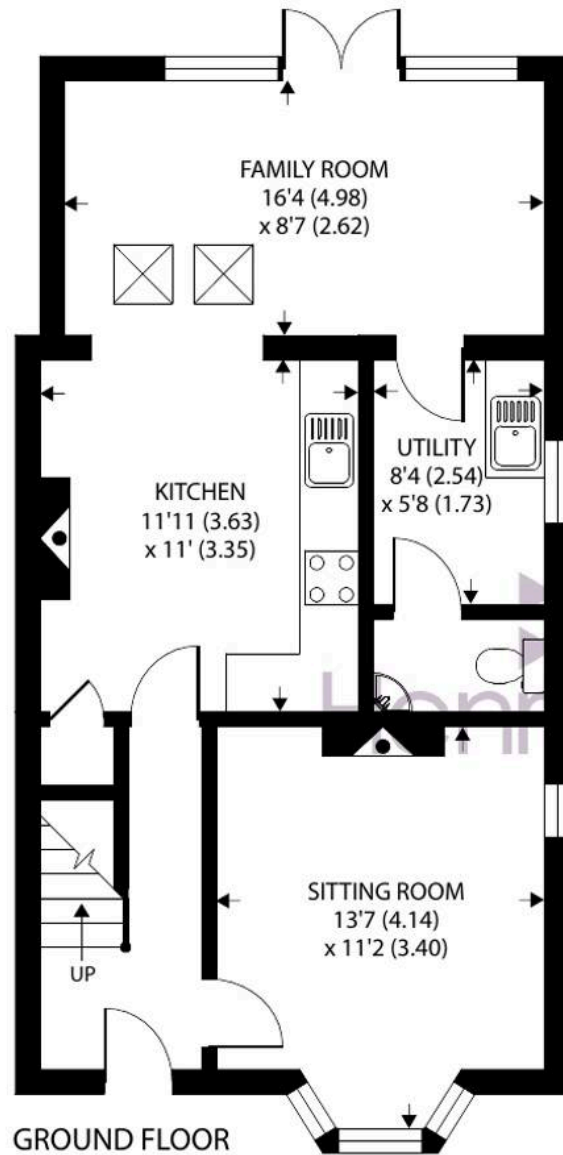
Nutbourne, Chichester

- Two Bedroom Semi- Detached House
- Potential to Extend Further if Required STP
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Cloakroom
- Two Double Bedrooms
- Stylish Recently Fitted Family Bathroom
- Generous Size Garden With Seating Area
- Driveway Providing Ample Parking
- Perfect First time buy / Downsize Or Investment

Discover this charming two-bedroom semi-detached house offering the perfect blend of character and contemporary living situated just a walk away from the Coastal Bays. Boasting two reception rooms, a modern fitted kitchen, utility room & WC, this property provides ample space for comfortable living.

As you enter the property, you will notice how beautifully the property flows. With the main reception room to your right, you walk through to a good size kitchen that has been opened and extended to the rear creating a great space for entertaining. The Family room benefits from lots of natural light coming through the sky lights and double doors opening out onto the stunning large rear garden. The upstairs accommodation benefits from two double bedrooms and a stylish family bathroom. Bedroom one has dual aspect windows with additional storage space. The property benefits from a large loft space recently boarded and insulated providing additional storage.





Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



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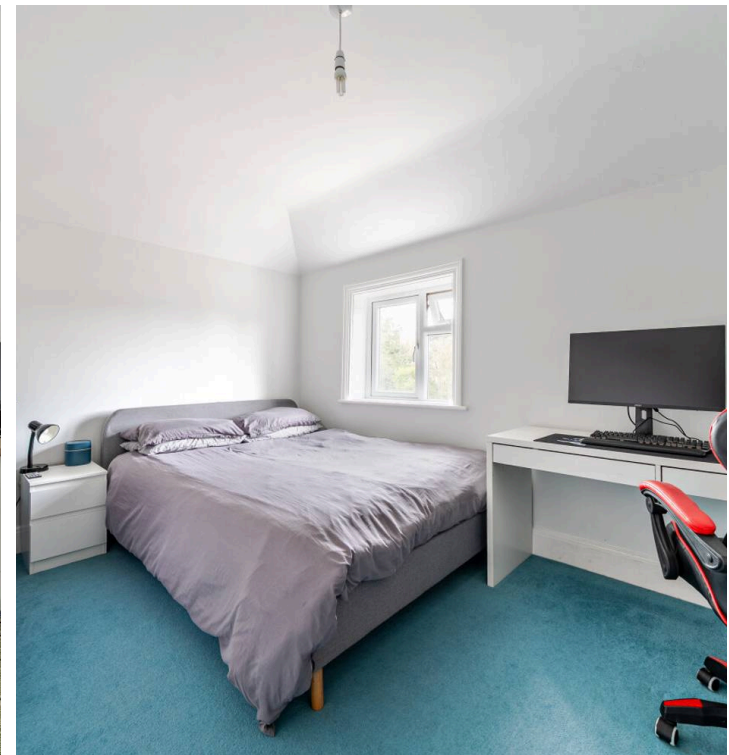
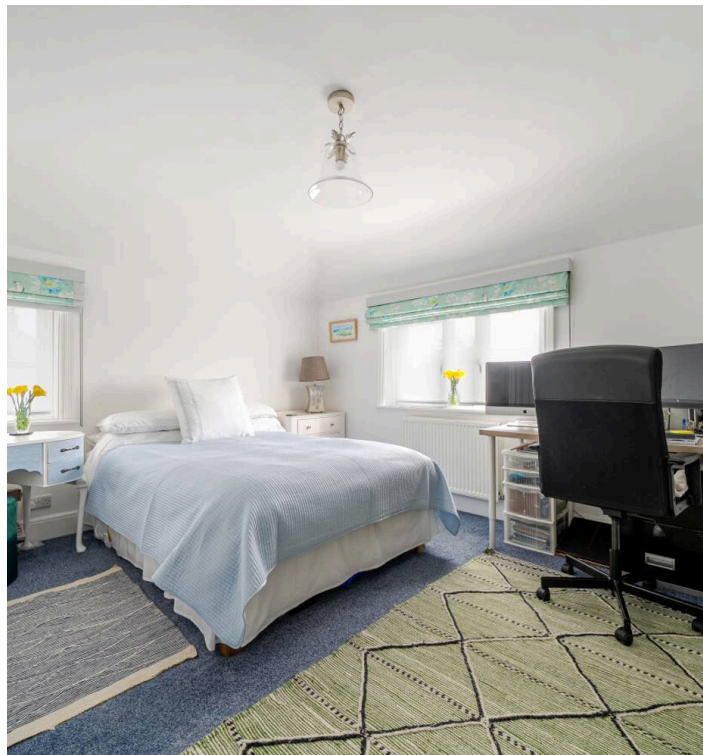
Outside

The generous side garden offers the potential to extend further, subject to necessary planning permissions, this residence presents a golden opportunity for those seeking to tailor a home to their specific needs. Ideal as a first-time buy, downsize, or investment opportunity.

Location

Chale is conveniently located between Bosham and Emsworth, within easy reach of the Northern fringes of Chichester Harbour. From Nutbourne there are some lovely walks towards the foreshore at Nearby Prinsted and Chidham. There are local shops, doctors surgery, school and railway station in nearby Southbourne. Further facilities can be found in Emsworth to the west and Chichester to the east. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Council Tax band: D EPC Energy Efficiency Rating: D





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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.