



32 Priors Orchard, Southbourne

Guide Price £485,000 Freehold

 Henry Adams
estate agents

32 Priors Orchard

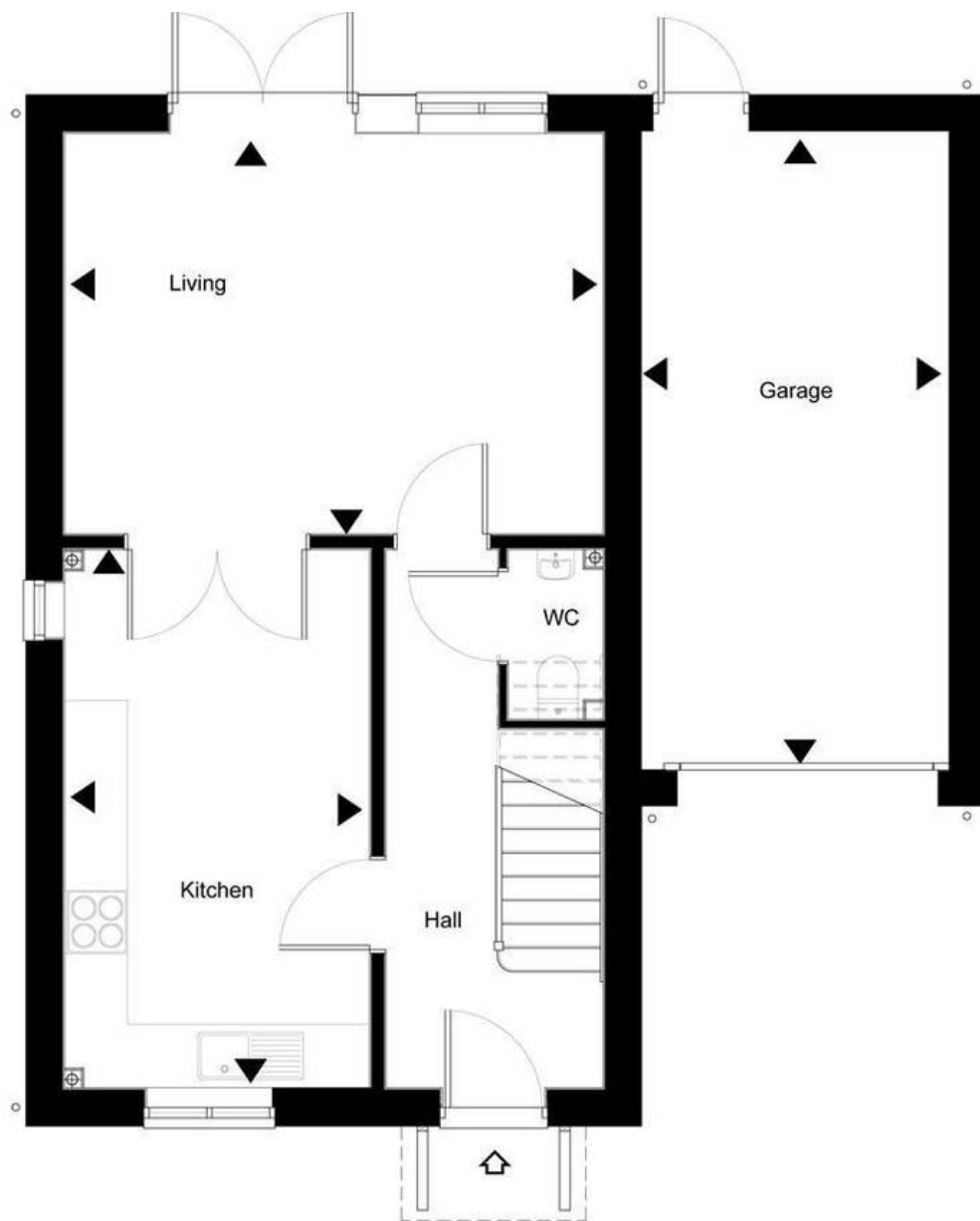
Southbourne, Emsworth

- Well Presented Three Bedroom Link Detached House
- Modern Fitted Kitchen
- Cloakroom
- Spacious Sitting Room With Doors To Garden
- Three Double Bedrooms With Stylish En-Suite To Bedroom One
- Contemporary Family Bathroom
- Garage & Drive Providing Ample Parking for up to 3 cars
- Low Maintenance Garden With Patio Seating Area
- Requested Location
- No Forward Chain

Presenting a meticulously maintained three-bedroom link-detached house in a desirable location, this property stands as a testament to modern elegance and functionality. The well-appointed abode boasts a modern fitted kitchen, an essential cloakroom, and a spacious sitting room that seamlessly connects to a low maintenance garden through inviting doors.

Offering ample accommodation, this residence flaunts three generously-sized double bedrooms, with the opulent en-suite bathroom attached to the primary bedroom providing a private sanctuary. Complementing this is a contemporary family bathroom that exudes sophistication and luxury.





D3 Ground Floor

	Metric	Feet / Inches
Kitchen / Dining	2900max x 5010max	9'7"max x 16'9"max
Garage	6065 x 2930	19'9" x 9'6"
Living	3800max x 5120max	12'6"max x 16'10"max



D3 First Floor

	Metric	Feet / Inches
Bedroom 1	4115 x 3360max	13'5" x 11'max
Bedroom 2	3940 x 2750	12'9" x 9'
Bedroom 3	2912 x 6014	9'6" x 19'8"

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The property's practicality extends to its external features, with a garage and a drive that together offer a convenient parking solution. Beyond the garage, a sought-after low maintenance garden awaits, complete with a charming patio seating area perfect for relaxation and al-fresco dining.

Priors Orchard is situated in Southbourne village to the east of Emsworth and west of Chichester, just inside the West Sussex border. Found on the A259 in the centre of Southbourne with good bus routes and easy access to the A27, the village has a mixture of local shops, pubs and restaurants, together with a railway station with services along the south coast. The cathedral city of Chichester is a short drive away, where you will find excellent high street shopping, many fashionable restaurants, cafés and bars, the Festival Theatre and a mainline railway station to London Victoria. 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 the Qatar Goodwood Festival. There are superb 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: E

EPC Energy Efficiency Rating: B

Management Fee-Approximately £356.06 Per Year





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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.