



16 Second Avenue, Southbourne,
Emsworth PO10 8HP



GARDENERS DELIGHT in this mature west facing garden which together with this turn of the last century home is located in the heart of the West Sussex village of Southbourne.

Accommodation comprises: Entrance Hall, Sitting Room with feature fireplace, Kitchen/Breakfast Room with doors opening onto the west-facing garden. On the first floor there are three bedrooms and a Family Bathroom. Warmed by gas central heating and double glazing. Outside there is a traditional front garden to the rear is rear garden, approximately we understand 80ft in length with well stocked flower and shrub borders and mature trees.

- CHARMING UPDATED OLDER COTTAGE
- 3 BEDROOMS, BATHROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS, ROAD & RAIL LINKS
- MATURE WEST FACING GARDEN
- POPULAR WEST SUSSEX VILLAGE

Asking Price
£379,950
Freehold





ACCOMMODATION

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/ Dining Room



First Floor

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom

Exterior

- Approximately 80ft west facing rear garden





LOCATION

Conveniently located close to Southbourne's range of shops, amenities including chemist, dentist and doctor's surgery. Infant, Junior schools nearby.

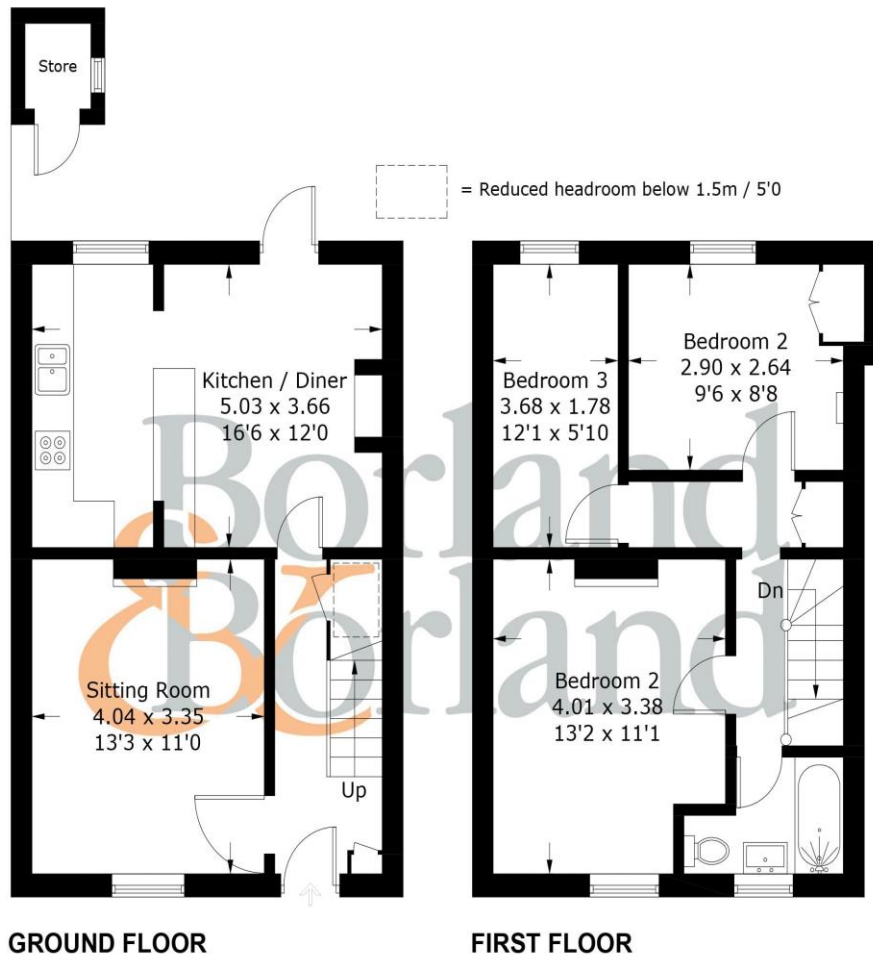
There is a Co-Op store with Post Office. Nearby there is a local farm shop. Southbourne has its own railway halt and direct rail and bus links to Chichester.





16, Second Avenue, PO10 8HP

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
Store = 1.0 sq m / 11 sq ft
Total = 80.8 sq m / 870 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1067693)



Directions

SAT NAV : PO10 8HP

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED