



7 Bell Court, Main Road,
Nutbourne, PO18 8SE



OFFERED WITH NO FORWARD CHAIN... Two Bedroom terraced house located a short walk away from local amenities, the foreshore and good transport links nearby.

The accommodation comprises: Entrance Hall, Sitting Room, Kitchen/Dining Room, with door out to the south facing garden. The first floor has Two double Bedrooms, both with built in storage and a Bathroom. Externally there is a storage shed to the front of the property and a private enclosed low maintenance rear garden. The property also benefits from parking spaces for two cars.

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- SOUTH FACING GARDEN
- NEW SITTING ROOM CARPET
- CLOSE TO LOCAL AMENITIES & THE FORESHORE
- PARKING FOR 2 CARS

Asking Price
£295,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room

First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

External:

- Small built in shed to the front of the property
- Private enclosed rear garden.





LOCATION

Located South of the A259 in Nutbourne, nestling between the South Downs National Park, with its country pursuits, and Chichester Harbour, An Area of Outstanding Natural Beauty, (AONB) favoured by sailors and walkers.

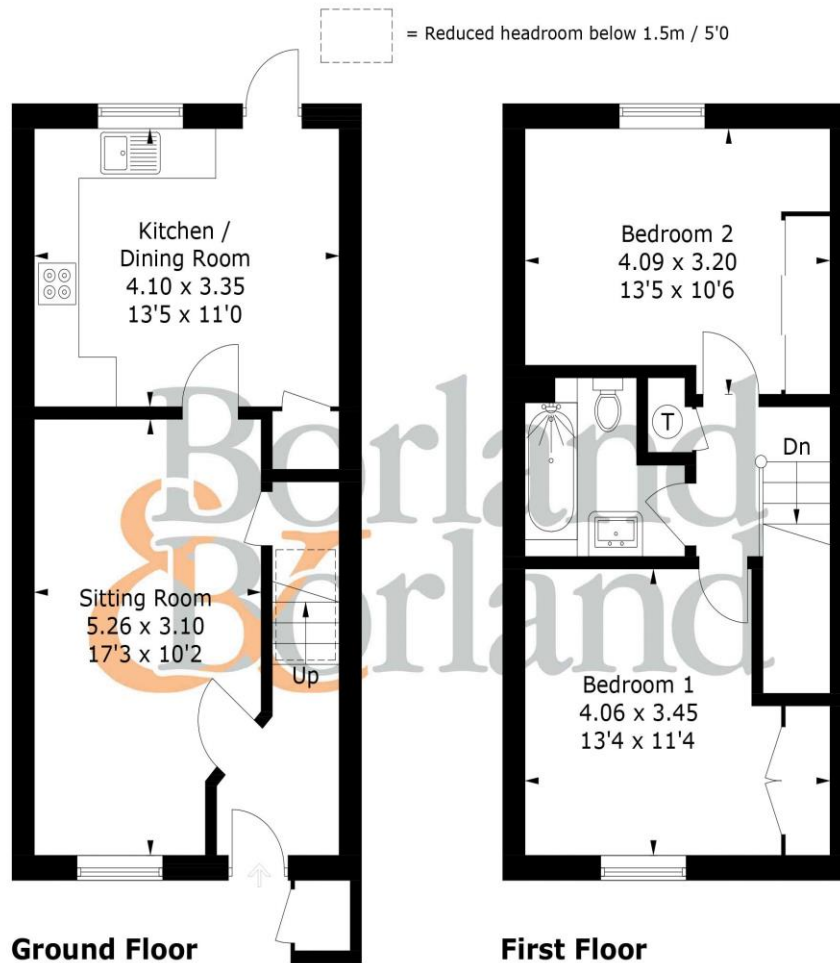
There is, within easy reach, a Farm Shop, Co-op and local shops including doctors & dentist surgeries. There are also excellent transport links with its local bus service and nearby train station on the South Coastline with routes to London & South Coast Cities.





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Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



Directions

SAT NAV: PO18 8SE

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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. (ID1100673)

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