



# 18 Clovelly Road, Southbourne, Emsworth PO10 8PD



NO FORWARD CHAIN... Opportunity to acquire a three-bedroom terraced home constructed in the 1950's and situated in the popular village of Southbourne. The property now requires modernisation and benefits from double glazing, gas heating system and a good sized east facing rear garden.

The Accommodation comprises: Ground Floor: Entrance Hall. Sitting/Dining Room, Kitchen, door to brick-built store. First Floor: Two double Bedrooms and a further single Bedroom, Shower Room. Externally there is a front garden, with the potential to provide off road parking (subject to council approval) The property has side access leading to the private enclosed rear garden.

- THREE BEDROOMS
- EAST-WEST ASPECT
- GOOD SIZED GARDEN
- CLOSE TO LOCAL SCHOOLS
- WORTHY OF MODERNISATION
- EASY REACH OF RAILWAY STATION
- NO FORWARD CHAIN

Asking Price  
£315,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Brick built store



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

### External:

- Lawned Front Garden
- Paved and lawned rear Garden





## LOCATION

Located in the West Sussex village of Southbourne, within easy reach of local schools, road and rail links with easy access to Chichester Harbour to the south, an Area of Outstanding Natural Beauty and the South Downs National Park to the north.

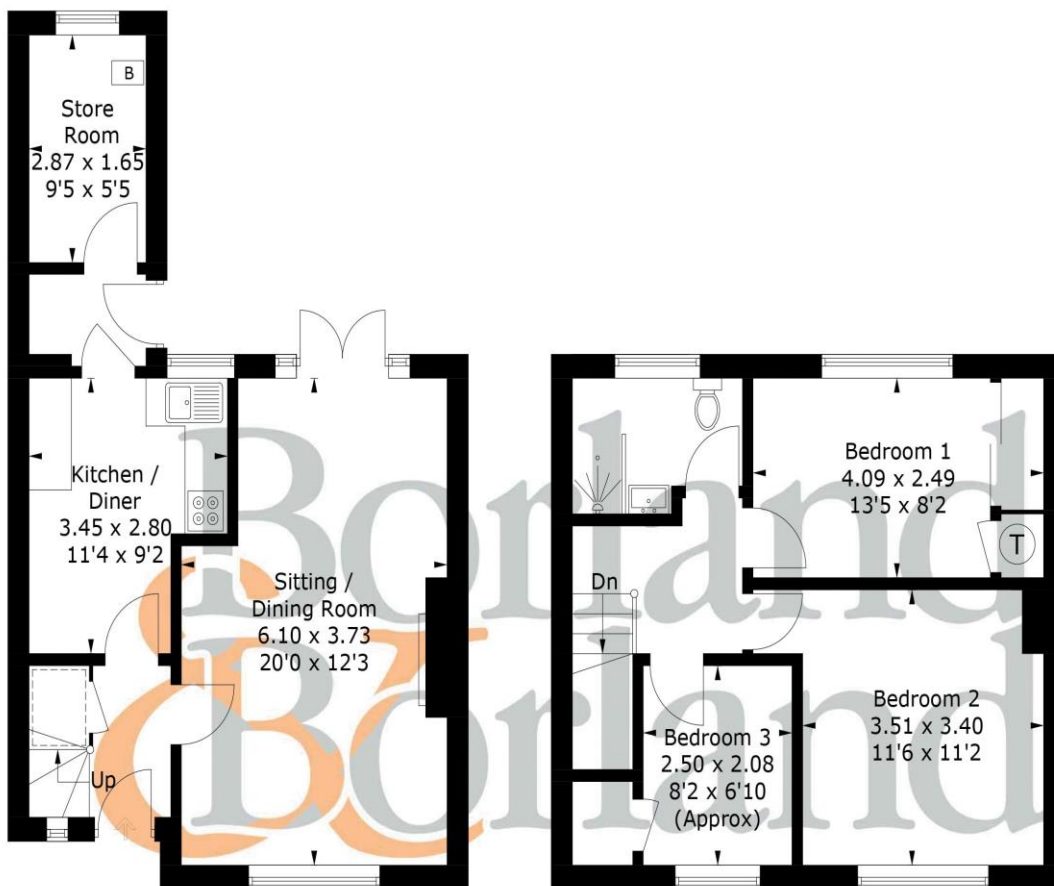
Nearby Cathedral City of Chichester offers a range of multiple shopping outlets, services, hospital, schools, Festival Theatre with horse and motor racing, golf and flying at nearby Goodwood.





# 18, Clovelly Road, PO10 8PD

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



**Direction;**  
SAT NAV: PO10 8PD

## Ground Floor

## First Floor

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. (ID1106386)

‘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](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

rightmove

naea | **PROTECTED**