





# 43 Breach Avenue, Southbourne,

Emsworth PO10 8NB



**DETACHED CHALET BUNGALOW** in the popular village of Southbourne near Emsworth, with Chichester Harbour and the South Downs in close proximity; ideal for country & coastal walks and water pursuits. The property occupies a large garden plot, with a wide frontage and ample driveway parking in front of the Double Garage.

This detached home has plenty of accommodation with Four Reception Rooms, Four Bedrooms, Two Family Bathrooms and Office/Storage. All the reception rooms are of a good size and shape, there is also the option of the 4th reception room as a study or bedroom with bathroom adjacent. The Kitchen adjoins the Dining Room and has a walk-in Larder near the range cooker. There is a large Utility Room situated towards the back of the kitchen and near the back door. The Rear Garden with vegetable & fruit plot is of a generous size.

- DETACHED CHALET BUNGALOW
- LARGE GARDEN PLOT
- 4 RECEPTION ROOMS & 4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING, CENTRAL HEATING
- GENEROUS REAR GARDEN
- DOUBLE GARAGE
- WIDE DRIVEWAY WITH AMPLE PARKING

Asking Price

£775,000

Freehold









# ACCOMMODATION

## Ground Floor:

- Entry Lobby/Hallway
- Drawing Room with wood burner
- Sitting Room with wood burner
- Dining Room with patio doors to rear pergola/garden
- Fitted Kitchen/Breakfast Room with separate larder
- Utility Room
- Office/Storage
- Family Bathroom
- Reception/ Bedroom 5

## First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

## External:

- Front Gravel Drive/Parking
- Double Garage
- Rear Garden with pergola, lawn & border shrubs
- Separate vegetable garden
- Shed









## LOCATION

This popular West Sussex village is in close proximity to the South Downs National Park to the north and Chichester Harbour National Landscape (formerly AONB) to the south. Prinsted foreshore is within easy reach for harbour walks or water pursuits.

The village of Southbourne offers a range of local shops & amenities, including a Farm Shop, a Co-op, doctor/dentist surgeries, pharmacy, church & pub.

It has a railway halt giving access to the south coast train line and there are good road & bus links to nearby Emsworth and Chichester.

Chichester is nearby with its excellent selection of shops, arts and entertainment, the multiplex and the renowned Festival Theatre. Golf, flying, horse and motor sport events are available at nearby Goodwood.







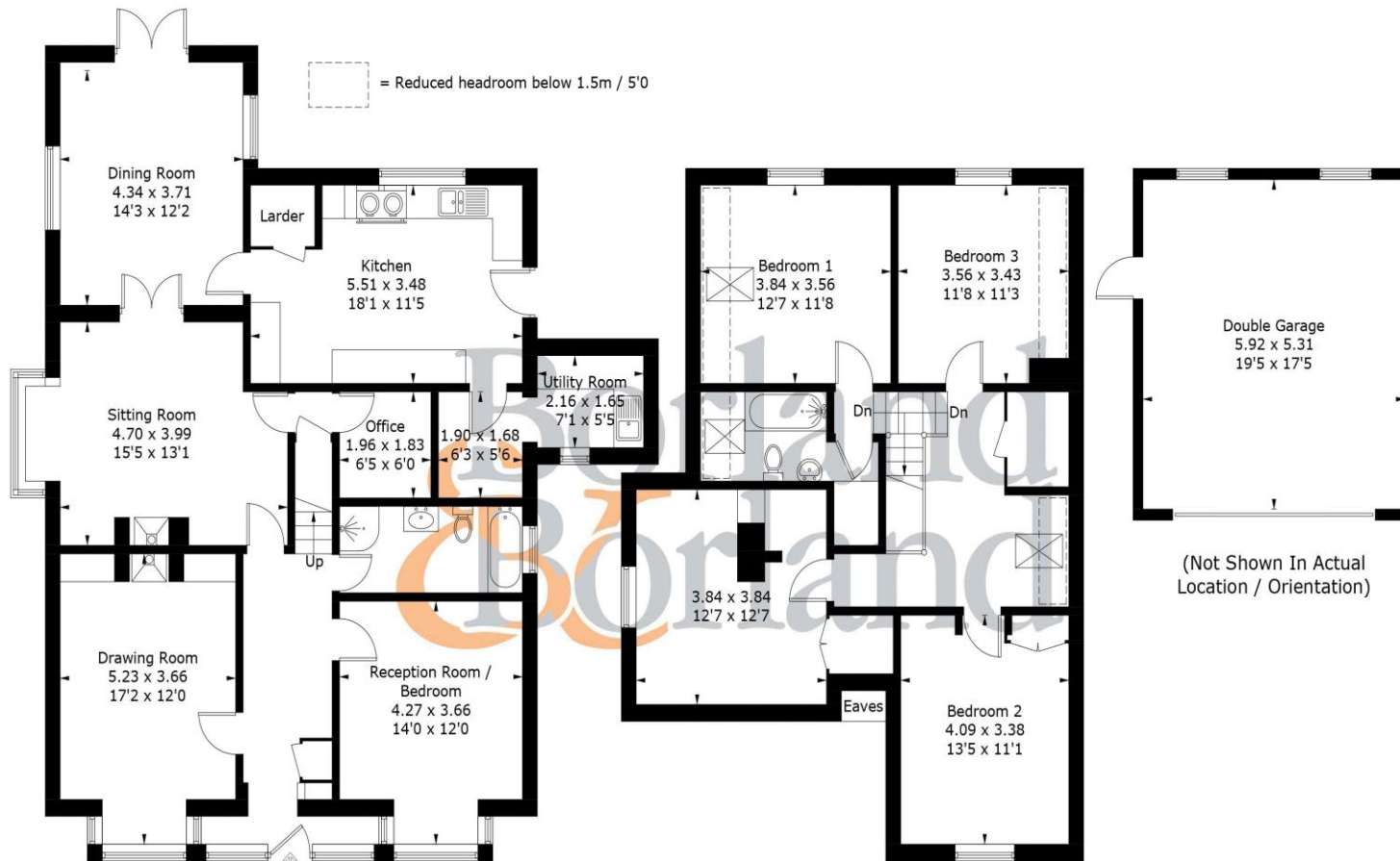


## 43, Breach Avenue, PO10 8NB

Approximate Gross Internal Area = 204.8 sq m / 2204 sq ft (Excluding Eaves)

Double Garage = 31.3 sq m / 337 sq ft

Total = 236.1 sq m / 2541 sq ft



**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. (ID1113760)

‘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.



### Directions

SatNav: PO10 8NB

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

