



235 Main Road, Southbourne,
Emsworth PO10 8JD



DETACHED FAMILY HOME - NO FORWARD CHAIN..... This Detached Home has been sympathetically renovated and extended to a high standard throughout, whilst retaining its character and charm. It offers a spacious and attractive Four Bedroom family home with large, landscaped garden. It benefits from being within walking distance to Prinsted Beach and it is situated in the popular village of Southbourne, with its local amenities including doctor's surgery, farm shop, local schools.

Outside, the front of the property boasts a Driveway & parking, with two well-placed olive trees framing the front entrance. The rear features a beautifully landscaped garden with lawn and patio areas, perfect for entertaining and relaxing.

VIEWING HIGHLY RECOMMENDED to truly appreciate the space, quality & exceptional finish of this wonderful home.

- NEWLY EXTENDED & REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS
- OPEN-PLAN KITCHEN/DINER/FAMILY ROOM
- UTILITY ROOM & CLOAKROOM
- FOUR DOUBLE BEDROOMS ONE WITH ENSUITE
- FAMILY BATHROOM
- LANDSCAPED FRONT & REAR GARDENS, OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price
£825,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch
- Sitting Room
- Snug/Study (potential Bedroom 5)
- Kitchen/Dining/Family Room
- Utility Room
- Cloakroom



First Floor:

- Bedroom One with En-Suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

Exterior:

- Driveway & off-road parking
- Landscaped Rear Garden with patio areas





LOCATION

Southbourne is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty which sits on the West Sussex Hampshire border with easy access to open countryside and to the south is Chichester Harbour, renowned for sailing and coastal walks. There is access to doctor's surgery, farm shop, local schools in Southbourne.

The property is within easy reach of bus routes and major roads and rail links to London and the south coast.

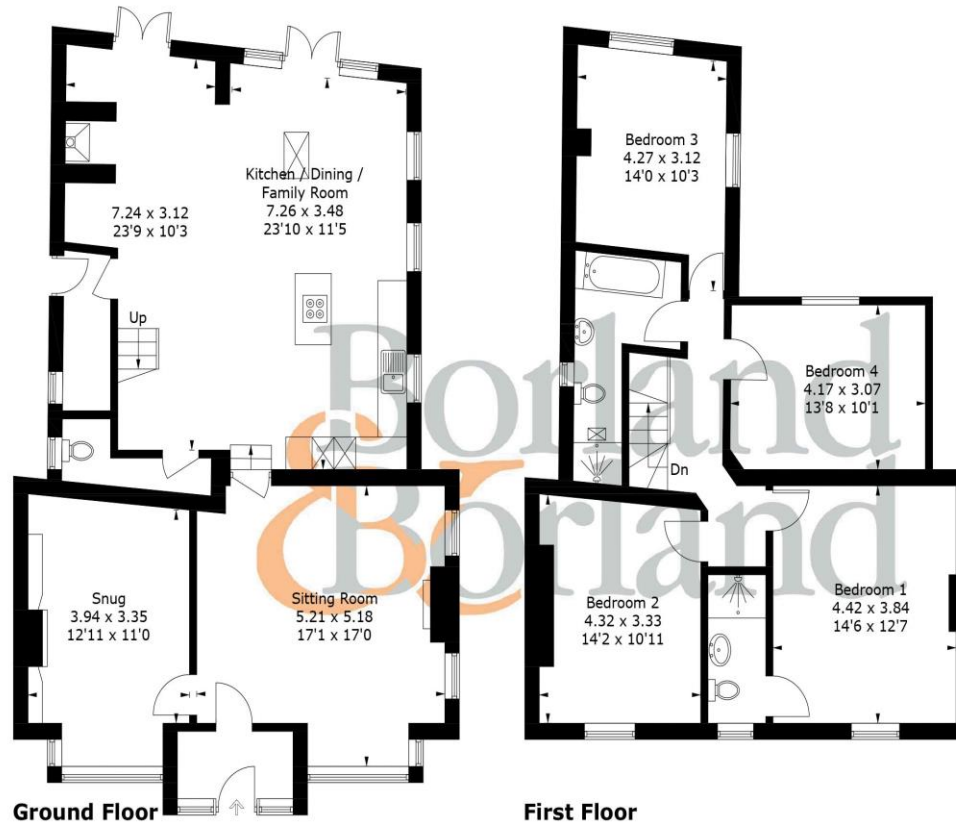
The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.





Eaglehurst 235, Main Road, PO10 8JD

Approximate Gross Internal Area = 178.0 sq m / 1916 sq ft



Directions

SAT NAV: PO10 8JD

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. (ID1131790)

‘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