





# 17 Stein Road, Southbourne, Southbourne PO10 8LB



**SPACIOUS DETACHED FAMILY HOME - NO FORWARD CHAIN.....** A Substantial & Detached, Character Home offering generous and versatile accommodation and located in the West Sussex village of Southbourne. It is within a short walk of Prinsted foreshore, shops, schools & local transport links. This well-presented house has Three Reception Rooms, Three Bathrooms, Four Double Bedrooms and large Garden Office. Its east-west aspect and the wood/tiled flooring throughout the ground floor add to the spacious, bright & open feel of this attractive home. The interior finishes throughout also compliment the character feel of the property.

The three reception rooms include a Sitting Room with wood burning stove, a Snug and a large open plan Kitchen/Family/Dining Room with patio doors to the rear garden. There is also a Study which can substitute for a fifth bedroom. There are Two WC/Shower Rooms downstairs. On the first floor are Four Double Bedrooms & a Family Bathroom. To the front exterior there is large, gravelled Driveway with ample parking. To the rear is an enclosed, west-facing, lawned garden with small trees, mature hedge borders and a good-sized Decking/Seating area with pergola roof. There is also the Annexe/Garden Office with WC, located near to the house & patio. \*NO FORWARD CHAIN\*  
EPC: C

- NO FORWARD CHAIN
- STUNNING DETACHED FAMILY HOME
- ANNEXE/ GARDEN OFFICE
- FOUR DOUBLE BEDROOMS
- AMPLE OFF-ROAD PARKING
- SOLAR PANELS
- ENCLOSED WEST FACING REAR GARDEN
- WITHIN CLOSE PROMXITY OF TRANSPORT LINKS, SCHOOLS & PRINSTED

Asking Price  
£975,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Hall & Staircase
- Sitting Room with wood burner
- Study/ Bedroom
- Cloakroom & Shower 1
- Cloakroom & Shower 2
- Snug
- Fitted Kitchen/Family/Dining Room with roof lanterns & patio doors to rear garden
- Utility Room

## First Floor:

- Bedroom 1 with bay window
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

## Exterior:

- Front Driveway, gravelled with ample parking
- Rear Garden, west-facing, lawned with small trees & mature hedge borders
- Rear Decking Patio with seating area & pergola roof
- Garden Office with WC









## LOCATION

This property is situated within easy reach of local Shops, Schools, Pub, Church, Dentist/Doctors surgeries. There is a nearby local Farm Shop with weekly fishmonger stall. To the south is Chichester Harbour, A National Landscape (formerly AONB), with access to the water via a public slipway at nearby Prinsted and footpath from Southbourne Village.

Southbourne nestles between the South Downs National Park, with its country pursuits, and Chichester Harbour, favoured for its water pursuits. It is well placed for easy access to the Cathedral City of Chichester by both rail (Southbourne has its own halt) and road links.

There are also excellent transport links with its local bus service and nearby railway station on the South Coast Line with routes to London & South Coast cities.







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Approximate Gross Internal Area = 200.1 sq m / 2154 sq ft

Garage = 21.4 sq m / 230 sq ft

Total = 221.5 sq m / 2384 sq ft



 = Reduced headroom below 1.5m / 5'0"



## Directions

SatNav - PO10 8LB

## 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. (ID1194981)

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