



3 Mosdell Road, Southbourne, Emsworth PO10 8LA



DETACHED BUNGALOW * NO FORWARD CHAIN***** Detached, Two Bedroom Bungalow with pretty South-facing Garden, in the requested village of Southbourne. It is within a short walk of local amenities including Co-Op, doctor's, pharmacy, Southbourne Farm Shop & local schools. On entering this home the reception rooms are to the left of the entrance hall, with bedrooms to the righthand side. There is gas central heating throughout.

The Sitting Room opens into a Conservatory and the Dining Room has patio doors opening to the rear garden. There are Two Double Bedrooms, one with built-in cupboards, and there is a Shower Room. In the rear garden there is a Garage/Storage, and there is shed storage next to the kitchen. The property benefits Off-Road Parking to the front driveway, where there is also a lawned garden. The Rear South-facing Garden is divided into attractive lawn/patio/courtyard/path areas. There is NO Forward Chain - this Bungalow is ready to be sold straight away.

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & DRIVEWAY PARKING
- GAS CENTRAL HEATING
- REQUESTED SOUTHBOURNE LOCATION
- CLOSE TO AMENITIES
- NO FORWARD CHAIN

Asking Price
£415,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with fireplace, & doors to conservatory
- Dining Room with patio doors to rear garden/patio
- Conservatory opening to rear garden
- Fitted Kitchen with adjoining shed
- Shower Room
- Bedroom 1 with built-in cupboards
- Bedroom 2
- Garage at rear
- Off-Road Driveway Parking
- Front Lawned Garden
- South-facing Rear Garden with lawn, patio, courtyard, mature shrubs & small trees

EPC: D

Council Tax: D

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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.



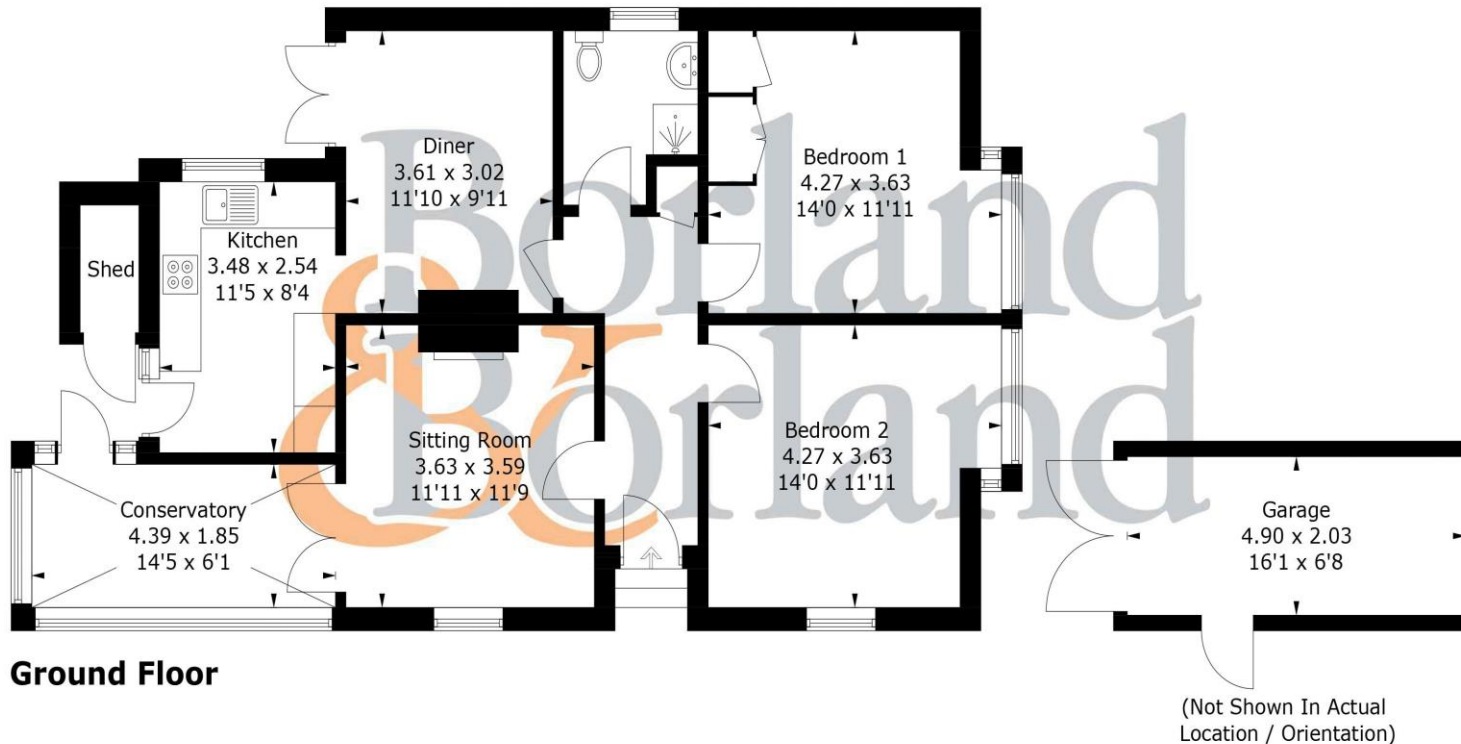


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Approximate Gross Internal Area = 86.1 sq m / 927 sq ft

Garage / Shed = 11.4 sq m / 123 sq ft

Total = 97.5 sq m / 1050 sq ft



Directions

SAT NAV: PO10 8LA

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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. (ID1219079)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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