



# 5 First Avenue, Southbourne

Emsworth PO10 8HN



Offered for sale for the first time since it was built in 1968, this unextended three-bedroom detached home sits on a generous plot with an unusually long rear garden. With neighbouring properties having added significant extensions over the years, buyers will immediately appreciate the strong potential for modernisation and enlargement, subject to the usual consents. The property is chain-free and available for immediate viewings conducted exclusively by Borland & Borland.

Originally purchased off-plan by the same family who have cherished it for more than five decades, the house has been well cared for but now offers an excellent opportunity for decorative updating, including the kitchen and bathroom.

The layout is highly practical, and the property's unaltered footprint provides a true blank canvas for those wishing to create a long-term home. A standout feature is the superb rear garden. In 1971, the owners acquired additional land, making the garden notably deeper than neighbouring plots. This level of outside space is rare locally and ideal for families, gardeners, or anyone wishing to build a generous extension without compromising garden size. To the front, the house benefits from driveway parking and an attached garage. The setting is peaceful, in a pleasant residential part of Southbourne, with convenient access to major road links. The property is only a short walk from Southbourne railway station and sits close to the village library and other local amenities.

- THREE BEDROOM LINK DETACHED FAMILY HOME
- SAME OWNERSHIP FOR FIVE DECADES
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- GENEROUS PRIVATE ENCLOSED GARDEN
- GARAGE & DRIVEWAY
- REQUESTED SOUTHBOURNE LOCATION, CLOSE TO GOOD SCHOOLS
- NO FORWARD CHAIN

Asking Price

£520,000

Freehold





# ACCOMMODATION

## Ground Floor:

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- WC
- Boot Room
- Garage



## First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

## Exterior:

- Driveway
- Generous enclosed south facing rear garden

EPC: E

Council Tax: E





## 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.



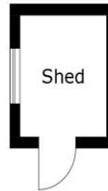


# 5, First Avenue, PO10 8HN

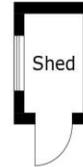
Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft  
(Including Garage)

Sheds = 6.0 sq m / 64 sq ft

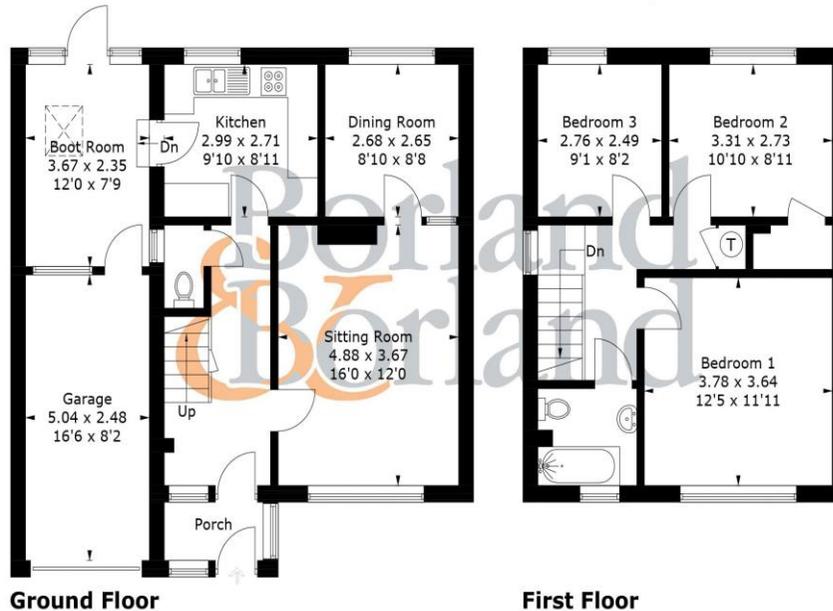
Total = 124.5 sq m / 1339 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Directions**  
SAT NAV: PO10 8HN

**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. (ID1259219)

‘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

