



Price
£355,000

Freehold

3x  2x  2x 

**Smallcutts Avenue,
Southbourne, West
Sussex PO10**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Off road parking
- Situated within a quiet cul-de-sac location
- Home office/games room
- Ease of access to Southbourne train station and all the local amenities
- Close proximity to the local schools

Accommodation

GROUND FLOOR

Entrance Hall

Family Room : 17'1 x 15'6 (5.21m x 4.73m)

Kitchen: 11'6 x 8'6 (3.51m x 2.59m)

Lounge: 16'2 x 11'0 (4.93m x 3.36m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1 : 16'2 x 14'7 (4.93m x 4.45m)

En-Suite Shower Room

Bedroom 2: 12'7 x 11'2 (3.84m x 3.41m)

Bedroom 3: 12'7 x 8'9 (3.84m x 2.67m)

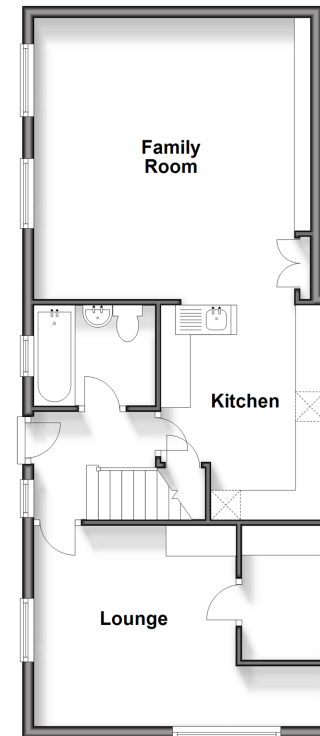
OUTSIDE

Driveway

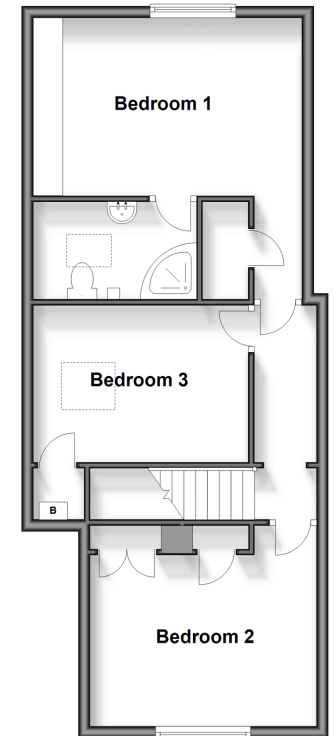
Rear Garden

Games Room : 18'0 x 17'8 (5.49m x 5.39m)

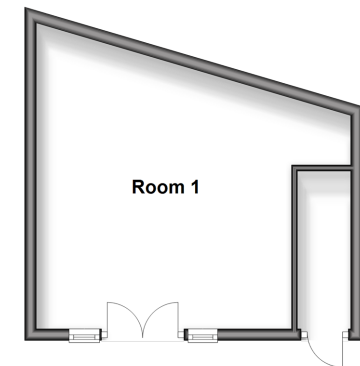
Ground Floor
Approx. 58.2 sq. metres (626.9 sq. feet)



First Floor
Approx. 53.4 sq. metres (575.2 sq. feet)



Outbuilding
Approx. 23.5 sq. metres (253.2 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



44607849/20241106/SR/EG