



Price
£440,000

Freehold

3x  1x  1x 

**Second Avenue,
Southbourne, Emsworth,
West Sussex, PO10**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Immaculately presented Edwardian family home
- Large sunny rear garden
- Driveway and ample street parking available
- Bright and spacious accommodation throughout
- Versatile loft room, offering flexible use

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'11 x 11'0 (4.24m x 3.36m)

Kitchen/Diner : 16'5 x 12'3 (5.01m x 3.74m)

Conservatory

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'0 (3.99m x 3.36m)

Bedroom 2 : 10'7 x 8'11 (3.23m x 2.72m)

Bedroom 3: 12'2 x 5'10 (3.71m x 1.78m)

Bathroom

SECOND FLOOR

Loft Room

OUTSIDE

Front & Rear Gardens

Off Road Parking

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.

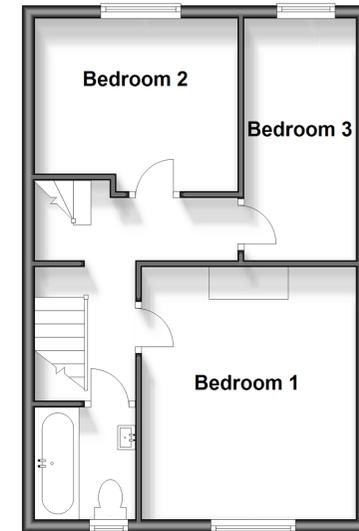
Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



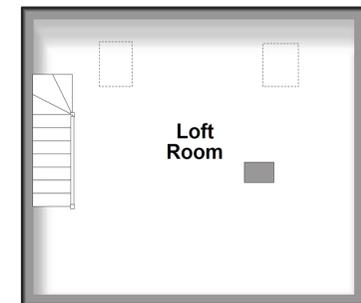
First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



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