



38 Manor Road, Southbourne, Emsworth PO10 8NX



OFFERED WITH NO FORWARD CHAIN.....Opportunity to acquire this Three Bedroom, Semi detached home, in the heart of Southbourne Village. The property is well presented throughout and would make an ideal family home being close to good schools and easy access to transport links.

The accommodation comprises: Entrance Hall, Kitchen, Double aspect Sitting/ Dining Room. First Floor: Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom. Externally there is a Driveway & the Garage has been divided up to a store and an Office area. The private enclosed rear Garden is a generous size and laid to lawn. This property benefits from double glazed windows & gas central heating.

- THREE BEDROOMS
- SEMI DETACHED HOME
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- REAR GARDEN
- OFF ROAD PARKING & GARAGE
- WITHIN EASY REACH OF SCHOOLS & TRANSPORT LINKS
- NO CHAIN

Asking Price
£395,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Kitchen
- Sitting/Dining Room

First Floor:

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

External:

- Driveway
- Garage/Store/Office
- Private enclosed rear Garden

EPC: C

Council Tax Band: D





NEVER
Let Anyone Dull
Your SPARKLE

If you can't
stand the heat
...get out of the
kitchen

LOCATION

This popular West Sussex village is close to the South Downs National Park to the north and Chichester Harbour Area of Outstanding Natural Beauty with Prinsted foreshore being within easy reach. The village of Southbourne offers a range of local shops & amenities, including the Farm Shop, a Co-op, doctors'/dentist surgery, pharmacy, church & pub.

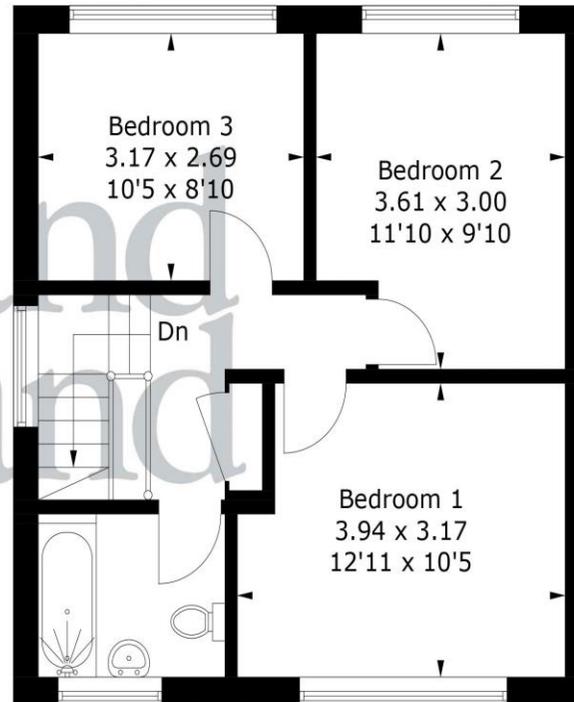
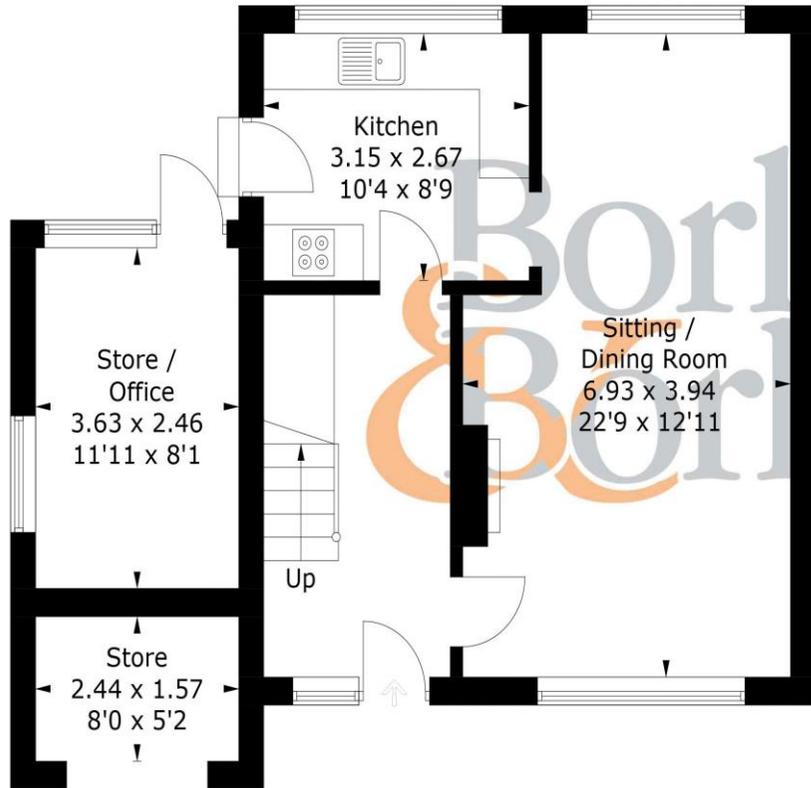
Chichester is nearby with its excellent selection of shops, arts and entertainment, the multiplex and the Festival Theatre. Golf, flying, horse and motor sport are available at nearby Goodwood.





38, Manor Road, PO10 8NX

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
Office / Stores = 13.6 sq m / 146 sq ft
Total = 101.5 sq m / 1092 sq ft



Directions
SAT NAV: PO10 8NX

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. (ID1270176)

‘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

rightmove

naea | propertymark
PROTECTED