



**Guide Price**  
**£825,000**

**Freehold**

5x  2x  3x 

**Stein Road,  
Southbourne,  
Hampshire, PO10**

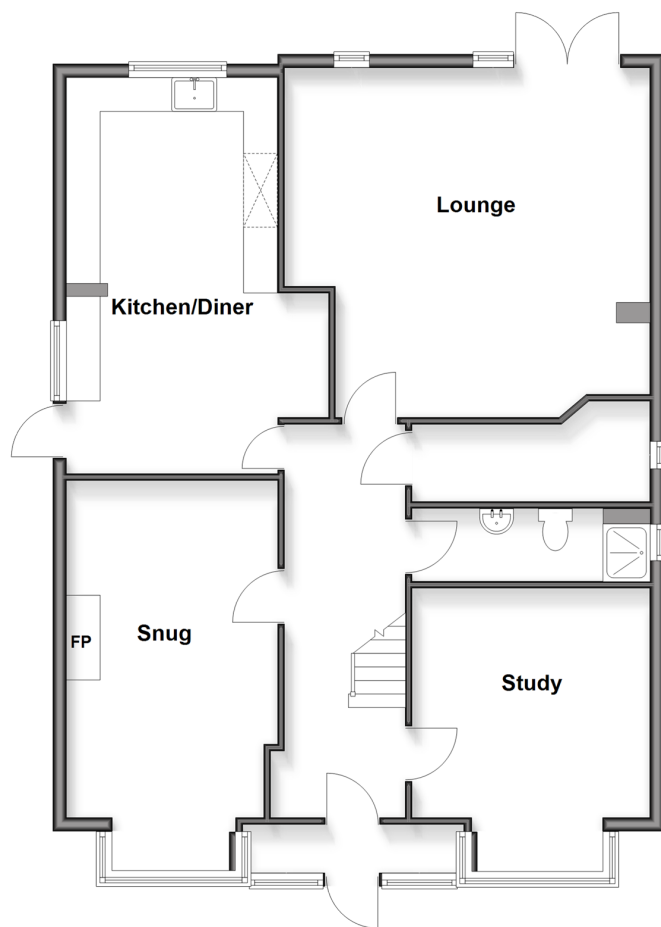
**OVER 60?**

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

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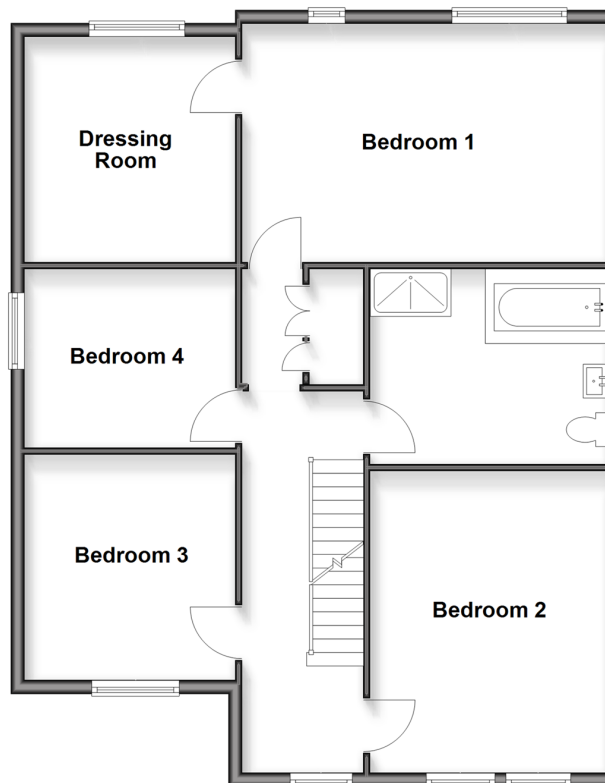
## Ground Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



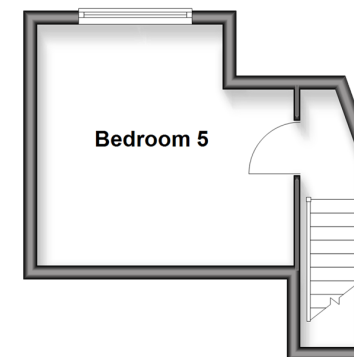
## First Floor

Approx. 90.6 sq. metres (975.5 sq. feet)



## Second Floor

Approx. 16.1 sq. metres (172.8 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 18'0 x 15'9 (5.49m x 4.80m)  
Kitchen/Diner : 19'6 x 12'8 (5.95m x 3.86m)  
Snug: 15'0 x 10'0 (4.58m x 3.05m)  
Study : 11'7 x 11'1 (3.53m x 3.38m)  
Utility Room  
Shower Room

### FIRST FLOOR

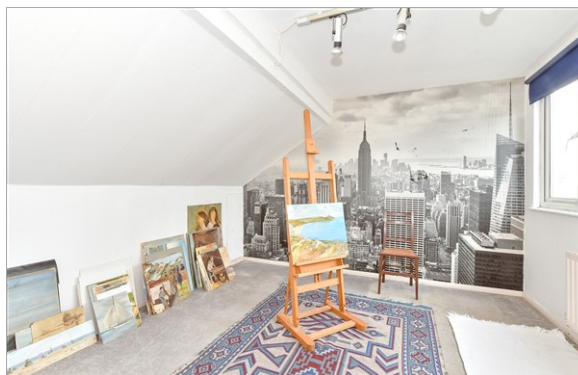
Landing  
Bedroom 1 : 18'0 x 10'11 (5.49m x 3.33m)  
Dressing Room : 10'7 x 9'9 (3.23m x 2.97m)  
Bedroom 2 : 15'0 x 11'7 (4.58m x 3.53m)  
Bedroom 3 : 10'10 x 10'1 (3.30m x 3.08m)  
Bedroom 4 : 10'0 x 9'7 (3.05m x 2.92m)  
Bathroom

### SECOND FLOOR

Bedroom 5: 12'6 x 11'2 (3.81m x 3.41m)

### OUTSIDE

Front & Rear Gardens  
Driveway



## Main features

- Spacious detached Edwardian Villa
- Original features throughout
- Three reception rooms
- Situated on an extensive plot
- Potential to extend further STP
- Driveway providing ample parking
- No forward chain



### Nearest Schools

Primary Schools: Southbourne Junior School 0.1 miles, Chidham Parochial Primary 1.7 miles, Thorney Island Community Primary 1.9 miles

Secondary Schools: Bourne Community College 0.5 miles,



### Transport Information

Train Stations: Southbourne 0.1 miles, Nutbourne 1.5 miles, Emsworth 1.7 miles



### Address

Stein Road, Southbourne, Hampshire, PO10



### Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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