

Borland & Borland
Independent Estate Agent

Touchwood 14 Manor Road, Southbourne

PO10 8LX

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Situated in a highly convenient location within the sought-after village of Southbourne, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, generous storage space, and a pleasant enclosed rear garden.
The ground floor features a bright and spacious sitting room, a separate dining room, a fitted kitchen, and a cloakroom/WC. The original garage has been thoughtfully divided to create useful storage areas, providing excellent practical space for storage. On the first floor are three bedrooms and a family bathroom, offering comfortable accommodation for families, first-time buyers, or those looking to downsize within the area.

- THREE-BEDROOM SEMI-DETACHED HOUSE
- POPULAR SOUTHBOURNE VILLAGE LOCATION
- GROUND FLOOR CLOAKROOM
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- USEFUL CONVERTED GARAGE STORAGE AREAS
- CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS

Asking Price
£375,000
Freehold




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ACCOMMODATION

Ground Floor:

- Sitting Room
- Kitchen
- Dining Room
- Cloakroom
- Garage- converted into two separate stores

First floor:

- Bedroom One
- Bedroom Two with built in wardrobes
- Bedroom Three
- Family Bathroom with bath and separate shower

External:

- Low maintenance garden
- Summer house
- Off road parking to the front

EPC: C
Council Tax: D









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LOCATION

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.



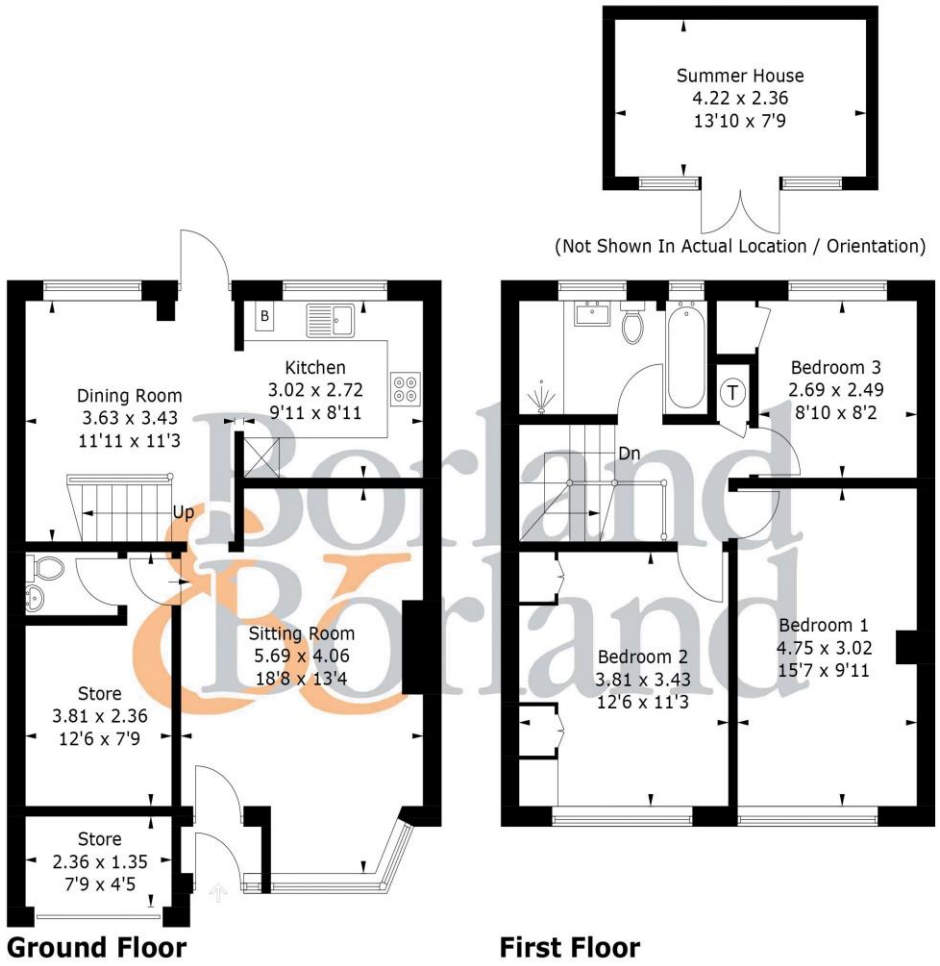





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Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft
Summer House & Store = 13.2 sq m / 142 sq ft
Total = 117.3 sq m / 1262 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
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Directions
PO10 8LX

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