

Borland & Borland
Independent Estate Agent

60 Kelsey Avenue

Southbourne, PO10 8NQ

60 Kelsey Avenue,

Southbourne PO10 8NQ

A beautifully presented, extended four bedroom family home arranged over three floors, featuring a stunning open-plan kitchen/family room, generous principal suite and a delightful rear garden.

This spacious home has been thoughtfully extended and improved to provide versatile accommodation ideal for modern family living. The standout feature is the impressive Kitchen/Family Room, newly fitted kitchen with Neff appliances with central island and bi-fold doors opening onto the garden, creating a wonderful space for entertaining and everyday life.

The ground floor also offers a separate Sitting room with open fireplace, Utility Room and Cloakroom. Upstairs are three well-proportioned Bedrooms and a family Bathroom, whilst the top floor provides an excellent Master Bedroom Suite with Dressing area and En-Suite Bathroom.

Outside, the beautifully maintained rear garden enjoys a large patio, lawn with mature borders, and a garden shed. Driveway parking is provided to the front.

- EXTENDED SEMI DETACHED HOUSE
- FOUR BEDROOMS
- STUNNING OPEN-PLAN KITCHEN/FAMILY ROOM
- UTILITY ROOM AND CLOAKROOM
- MASTER SUITE WITH DRESSING AREA AND EN-SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- DRIVEWAY PARKING
- REQUESTED SOUTHBOURNE LOCATION



Asking Price

£485,000

Freehold


© Borland & Borland

ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with open fire
- Kitchen/ Dining/ Family Room
- Utility Room
- Cloakroom





First Floor:

- Bedroom 2 with En-Suite
- Bedroom 3
- Bedroom 4
- Family Bathroom

Second Floor:

- Master Bedroom Suite with dressing area and En-Suite



Exterior:

- Enclosed rear garden
- Off road parking

EPC: C
Council Tax: D


© Borland & Borland

LOCATION

Southbourne is a popular West Sussex village in close proximity to the South Downs National Park to the north, and Chichester Harbour National Landscape (formerly AONB) to the south; Prinsted foreshore is within easy reach for harbour walks or water pursuits. Southbourne offers a range of local shops & amenities, including a Farm Shop, a Co-op, doctors'/dentist surgery, pharmacy, church & pub.

There is also a village hall, library, primary & secondary schools & leisure centre. Southbourne has a railway station with access to London & the South Coast line and there are good road & bus links to nearby Emsworth and Chichester.

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



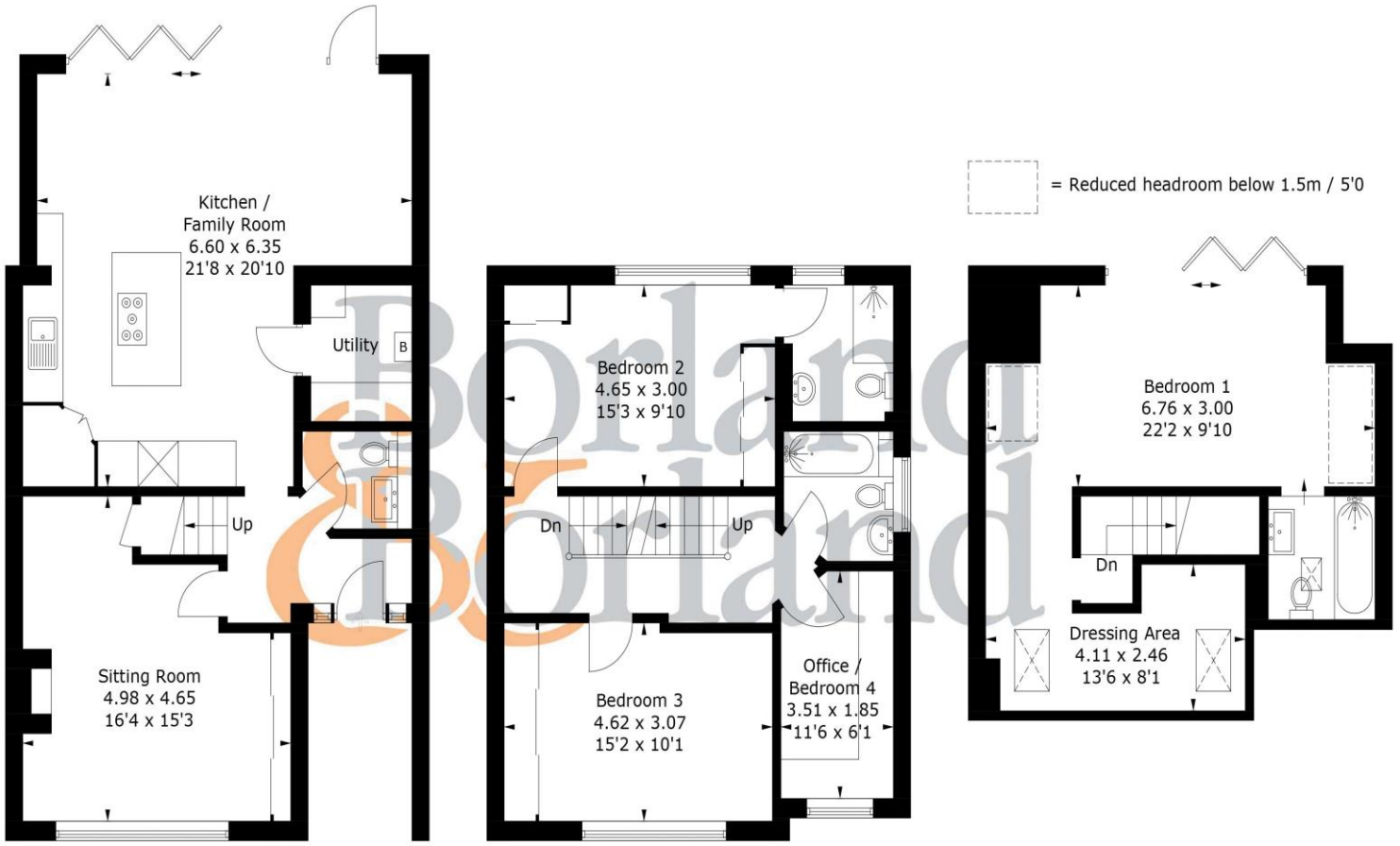





© Borland & Borland

Kelsey Avenue, PO10 8NQ

Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft



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. (ID1339712)





Directions

SAT NAV: PO10 8NQ

9a High Street, Emsworth, Hampshire PO10 7AQ
Tel: 01243 377655
property@borlandandborland.co.uk
www.borlandandborland.co.uk

'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.