



£250,000
52 Priors Orchard
Southbourne, PO10 8GE

PROPERTY SUMMARY

This very well presented ground floor apartment benefits from decidedly spacious living space including a contemporary open plan 21' lounge/dining/kitchen area, and sizeable double bedrooms, and a modern bathroom. The open plan living space also features a doors leading to a small private outside patio area set within the communal gardens. There is also an allocated parking space and communal gardens. We believe this property which is located in the highly desirable location of Southbourne would make a lovely home from a wide variety of buyers ranging from first timers through to downsizers looking for a low maintenance home.

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HALLWAY

BEDROOM ONE 15' 8" x 10' 3" (4.78m x 3.12m)

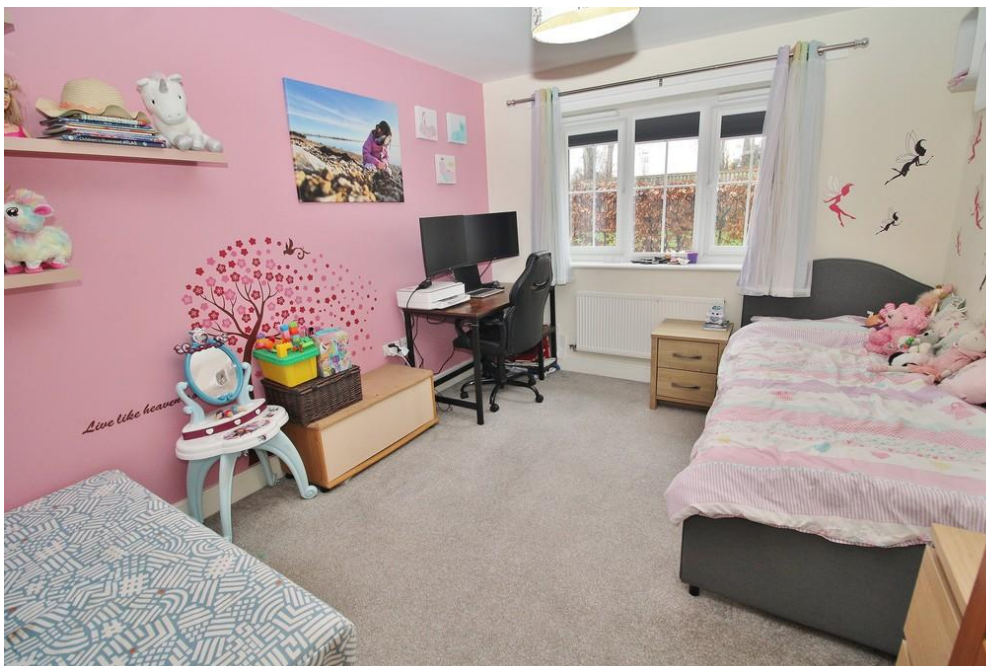
BEDROOM TWO 12' 9" x 10' 1" (3.89m x 3.07m)

BATHROOM

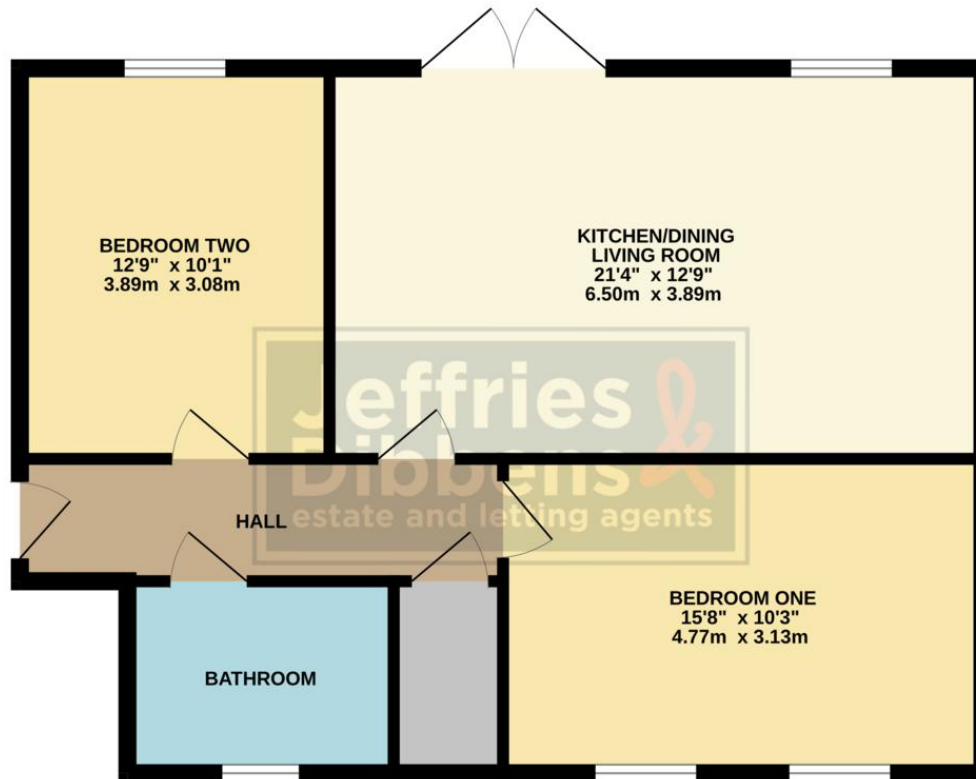
KITCHEN/DINING/LIVING ROOM 21' 4" x 12' 9"
(6.5m x 3.89m)

AGENTS NOTE

We understand from the seller the current charges are £87.57/month of which £10.52 is buildings insurance, £12 is management fee, £53.11 is Service Charge and £11.90 is Ground Rent. There are 119 years remaining on the lease



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



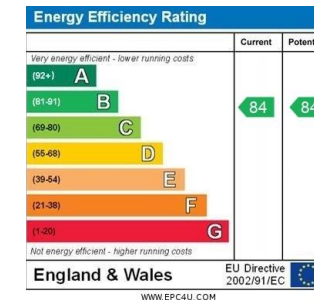
TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Chichester District Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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