



**£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

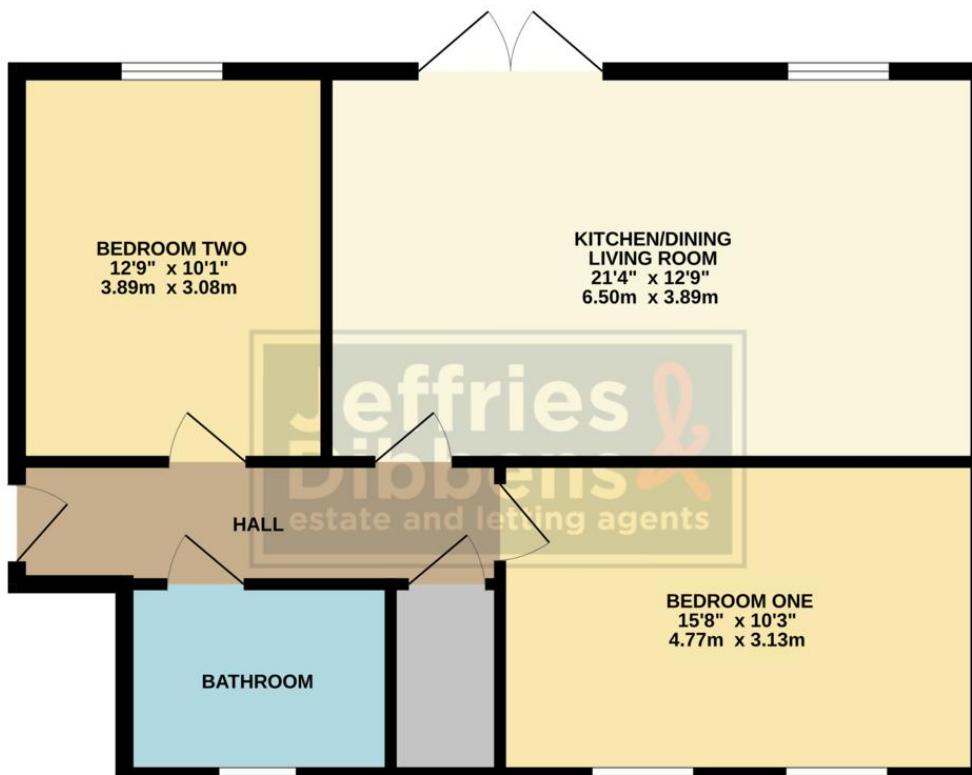
**KITCHEN/DINING/LIVING ROOM** 21' 4" x 12' 9" (6.5m x 3.89m)



## 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 operation can therefore be given.  
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LOCAL AUTHORITY  
Chichester District Council

TENURE  
Leasehold

COUNCIL TAX BAND  
Band B

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.