The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Borland & Borland
Independent Estate Agent

6 Bell Court, Main Road

Nutbourne, PO18 8SE

6 Bell Court, Main Road,

Nutbourne, PO18 8SE

Two Bedroom Second Floor Apartment... Situated within Southbourne village, this well-proportioned second floor apartment offers bright and comfortable accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The property features a generous sitting/dining room, a separate kitchen/breakfast room, two double bedrooms, a family bathroom, and useful storage space. The apartment also benefits from allocated parking to the rear. Conveniently located on Main Road, the property is within easy walking distance of Southbourne's shops, cafés and amenities, with excellent transport links including Southbourne railway station and easy access to Chichester, Emsworth and the South Coast.

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN/ BREAKFAST ROOM
- SPACIOUS SITTING/ DINING ROOM
- WALKING DISTANCE TO VILLAGE AMENITIES
- ALLOCATED PARKING
- DISTANT WATER VIEWS

Asking Price
£225,000
Share of freehold

© Borland & Borland

ACCOMMODATION

- Entrance Hall
- Sitting/ Dining room
- Kitchen/ Breakfast room
- Bedroom One
- Bedroom Two
- Bathroom
- Storage cupboard

External:

- Allocated Parking

EPC: C
Council Tax: C
Ground Rent: £60pa
Service Charge: £600- £800pa (variance due to small extra charge to build reserve fund).
Lease: 125 years from 1996

© Borland & Borland

LOCATION

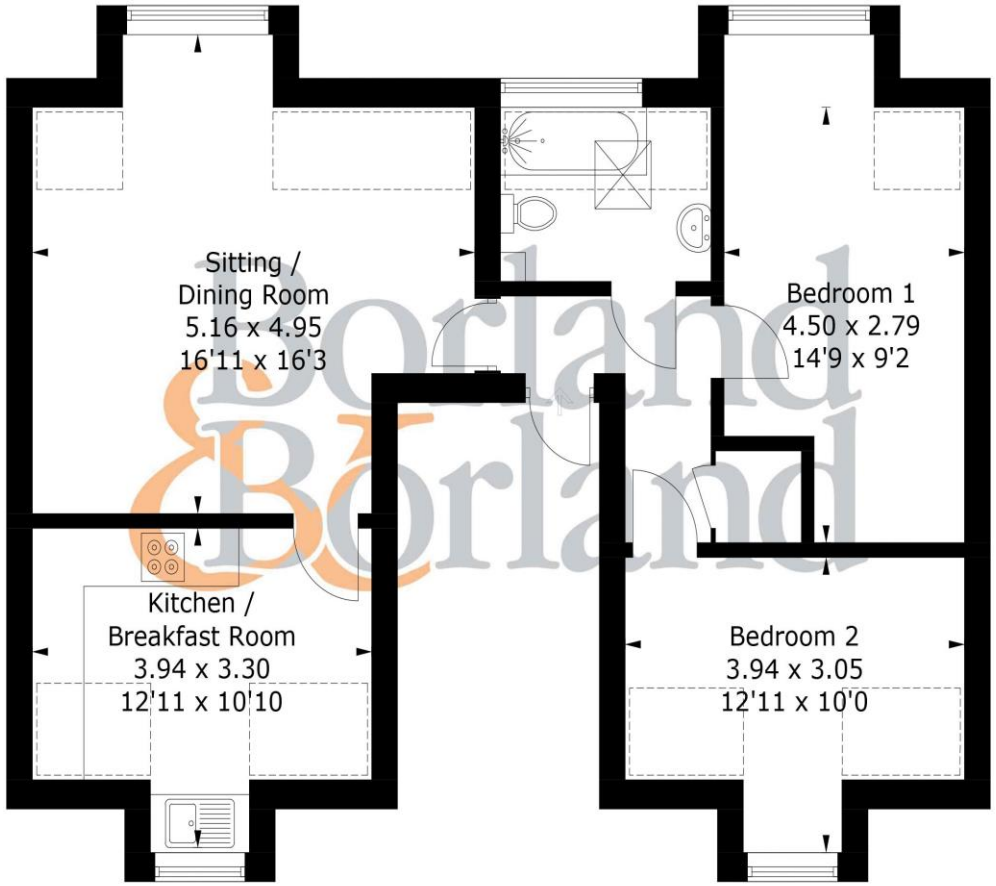
Located South of the A259 in Nutbourne, nestling between the South Downs National Park, with its country pursuits, and Chichester Harbour, An Area of Outstanding Natural Beauty, (AONB) favoured by sailors and walkers.
There is, within easy reach, a Farm Shop, Co-op and local shops including doctors & dentist surgeries.

There are also excellent transport links with its local bus service and nearby train station on the South Coast Line with routes to London & South Coast Cities.

© Borland & Borland

6, Bell Court, Main Road, PO18 8SE

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



Second Floor

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. (ID1326835)

Directions
Sat Nav: PO18 8SE

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.

rightmove
naea | propertymark PROTECTED