



£699,950
136 Stein Road
Southbourne, PO10 8LT

PROPERTY SUMMARY

This spacious detached home features an extended ground floor with a rear family room overlooking a large rear garden (c.100ft). The full-width, open-plan kitchen and breakfast area flows into an additional family sitting room. At the front, there's a separate lounge and a good-sized dining room, both with bay windows. A utility room and a ground floor shower room add convenience. Upstairs, you'll find three bedrooms and the main bathroom. Outside, there's front parking, side double gates leading to extra hardstanding, and a detached garage/workshop, and the lovely private rear garden with a hot tub. Viewing highly recommended to truly appreciate the space offered by this generous family home.

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PORCH

HALLWAY

LOUNGE 14' 9" x 11' 11" (4.5m x 3.63m)

DINING ROOM 12' 7" x 11' 10" (3.84m x 3.61m)

KITCHEN/DINER 19' 7" x 19' (5.97m x 5.79m)

REAR LOBBY

UTILITY

SHOWER ROOM

FAMILY ROOM 23' 3" x 11' 1" (7.09m x 3.38m)

LANDING

BEDROOM ONE 12' 10" x 11' 11" (3.91m x 3.63m)

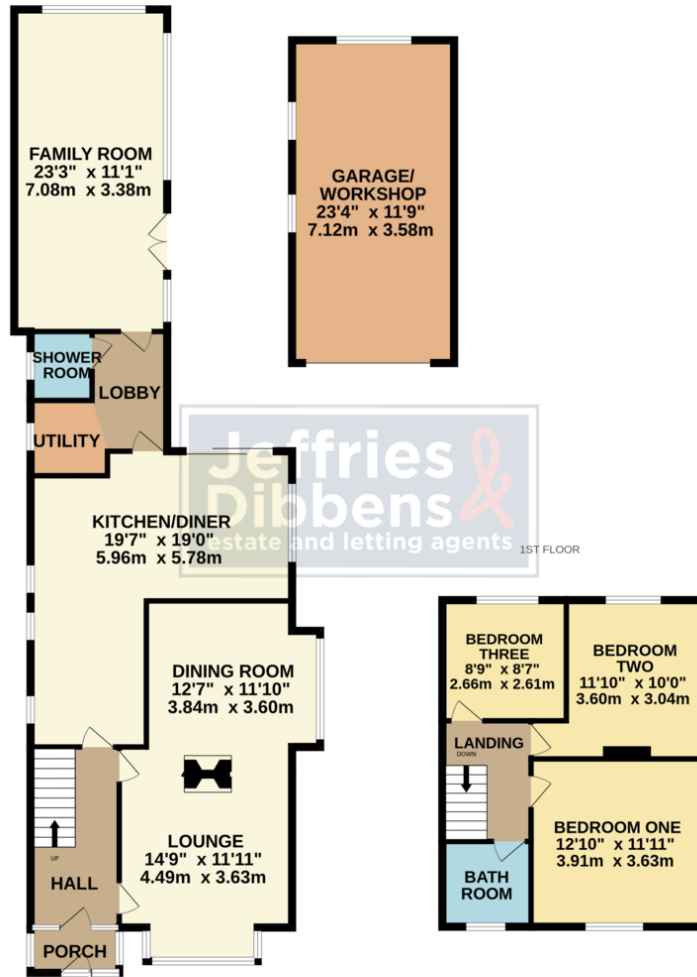
BEDROOM TWO 11' 10" x 10' (3.61m x 3.05m)

BEDROOM THREE 8' 9" x 8' 7" (2.67m x 2.62m)

GARAGE 23' 4" x 11' 9" (7.11m x 3.58m)



GROUND FLOOR



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
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.



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