STEVE GRANTHAM
BESPOKE ESTATE AGENT

32 Southdown Road, Horndean, PO8 0ET

Offers in excess of £550,000

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32 Southdown Road

Horndean, PO8 0ET

- FOUR BEDROOM DETACHED FAMILY HOME
- CLOSE TO CATHERINGTON LITH NATURE RESERVE
- THREE VERSATILE RECEPTION ROOMS
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- TUCKED AWAY CUL-DE-SAC LOCATION
- WELL-PROPORTIONED & ESTABLISHED PLOT
- EN-SUITE, FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- EXCELLENT SCOPE TO CREATE AN OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

*PRICE GUIDE *£500,000 - £525,000* Occupying a generous plot in a tucked-away cul-de-sac setting, close to the attractive surroundings of Catherington Lith Nature Reserve, this substantial four-bedroom detached family home offers versatile accommodation, excellent parking and considerable potential for a new owner to place their own stamp on the property.

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Approached via a broad driveway providing ample off-road parking, the house is complemented by a particularly useful double garage. Mature trees, established planting and lawn give the property an appealing sense of privacy and help create a pleasantly secluded setting.

The accommodation extends to approximately 1,762 sq ft including the garage, and is arranged with family living firmly in mind. From the entrance hall, the principal sitting room is a notably generous reception space, with a fireplace and large glazed doors bringing in plenty of natural light and providing an attractive outlook towards the front garden.

There is a separate dining room, while an additional reception room provides excellent flexibility as a family room, home office, playroom or snug.

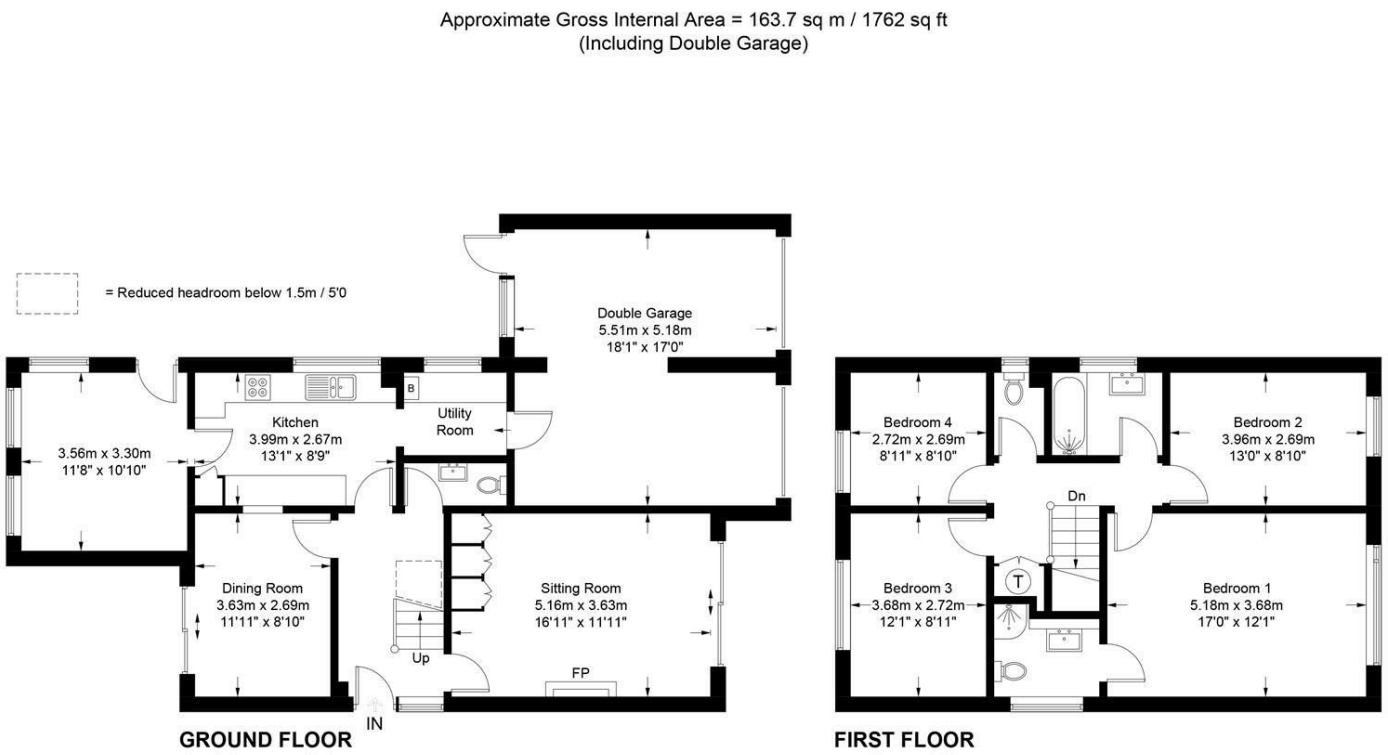
The kitchen is fitted with a range of cabinetry and work surfaces and connects conveniently with the adjoining utility room. The present arrangement offers particularly exciting scope for modernisation: subject to the necessary consents and structural considerations, there is clear potential to reconfigure the existing kitchen and dining accommodation to create a larger open-plan kitchen/dining/family room, providing the sociable heart of the home that many modern families seek. A ground-floor cloakroom completes the accommodation on this level.

Upstairs, the property provides four bedrooms. The principal bedroom is a particularly good size, while the remaining bedrooms offer useful flexibility for children, guests or home working. The first floor is served by both an en-suite shower room and a family bathroom.

Outside is one of the home's real attractions. The property sits within a well-proportioned plot, with established gardens providing a leafy backdrop and a good degree of screening from mature trees and shrubs. There is plenty of opportunity for keen gardeners, families wanting usable outdoor space, or purchasers looking to further enhance the setting.

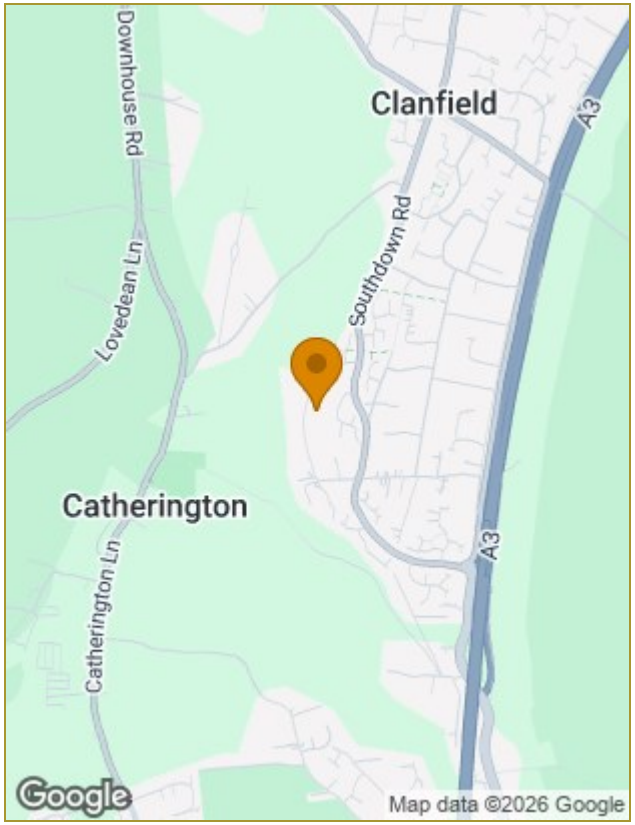
The combination of its quiet cul-de-sac position, proximity to Catherington Lith Nature Reserve, four-bedroom accommodation, multiple reception spaces, double garage, generous parking and scope for further improvement makes this an appealing opportunity for buyers seeking a long-term family home in a peaceful

Floor Plans

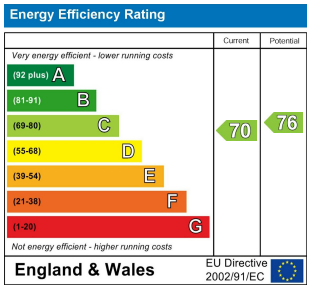


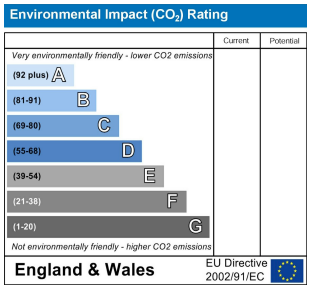
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created for Steve Grantham Bespoke Estate Agent by Emzo Marketing (ID1324281)

Location Map



Energy Performance Graph





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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