



Guide Price
£250,000
Freehold

2x  1x  2x 

Nutbourne Park, Nutbourne, Chichester,
West Sussex, PO18

cubitt&west
Helping you move forwards



Main features

- Unique freehold residential property
- No ground rent
- Light & Spacious throughout
- Views of estuary
- Situated on generous plot
- Driveway offering ample parking
- No forward chain

Accommodation

GROUND FLOOR

Lounge : 17'5 x 8'8 (5.31m x 2.64m)

Dining Area: 10'11 x 8'5 (3.33m x 2.57m)

Kitchen : 13'1 x 8'8 (3.99m x 2.64m)

Bedroom 1: 12'1 x 9'6 (3.69m x 2.90m)

Bedroom 2 : 9'10 x 8'3 (3.00m x 2.52m)

Bathroom

OUTSIDE

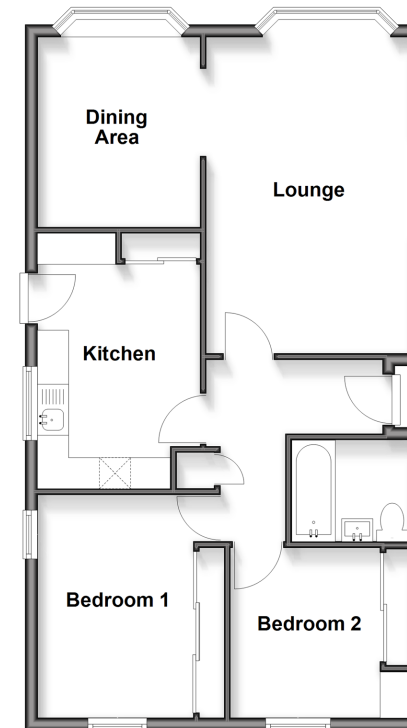
Outbuilding

Front & Rear Gardens

Off Street Parking

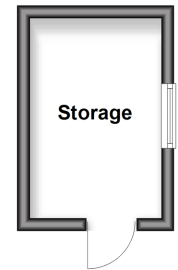
Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Outbuilding

Approx. 6.8 sq. metres (73.4 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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