



30 Alfrey Close, Southbourne, Emsworth PO10 8ET



Built in 2021, situated within a popular and attractive residential development in the heart of Southbourne overlooking green space, this beautifully presented modern semi-detached home offers contemporary living, excellent curb appeal and convenient access to local amenities, schools and transport links.

The ground floor accommodation comprises a welcoming Entrance Hall, Sitting Room and a Kitchen/Dining Room with patio doors to rear Garden, Utility space, Downstairs WC. Perfectly suited to modern family living.

To the first floor are two excellent double bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the second bedroom is served by a contemporary family bathroom, creating practical and versatile accommodation for guests, families or those working from home. To the exterior, enclosed rear garden with patio area and shed to remain. Benefits include two allocated parking spaces, gas central heating, double glazing and the remainder of NHBC guarantee.

This delightful home is conveniently located within easy reach of Southbourne village centre, local schools, the railway station and excellent road links to Emsworth, Chichester and Portsmouth. Chichester Harbour and the South Coast's beautiful shoreline are also just a short distance away.

- SEMI DETACHED HOME
- BUILT IN 2021
- MODERN KITCHEN WITH APPLIANCES & UTILITY ROOM
- PLANTATION SHUTTERS
- MODERN BATHROOM & ENSUITE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- OVERLOOKING GREEN SPACE
- REMAINDER OF NHBC WARRANTY

Asking Price
£335,000
Freehold





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ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility
- WC



First Floor:

- Bedroom One with Shower En-Suite
- Bedroom Two
- Bathroom

Exterior:

- Rear garden
- Two allocated parking spaces

EPC: B

Council Tax: C





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LOCATION

Southbourne is a popular West Sussex village in close proximity to the South Downs National Park to the north, and Chichester Harbour National Landscape (formerly AONB) to the south; Prinsted foreshore is within easy reach for harbour walks or water pursuits. Southbourne offers a range of local shops & amenities, including a Farm Shop, a Co-op, doctors'/dentist surgery, pharmacy, church & pub.

It has a railway halt giving access to the south coastline and there are good road & bus links to nearby Emsworth and Chichester.

Chichester is nearby with its excellent selection of shops, arts and entertainment, the multiplex and the renowned Festival Theatre. Golf, flying, horse and motor sport events are available at nearby Goodwood.

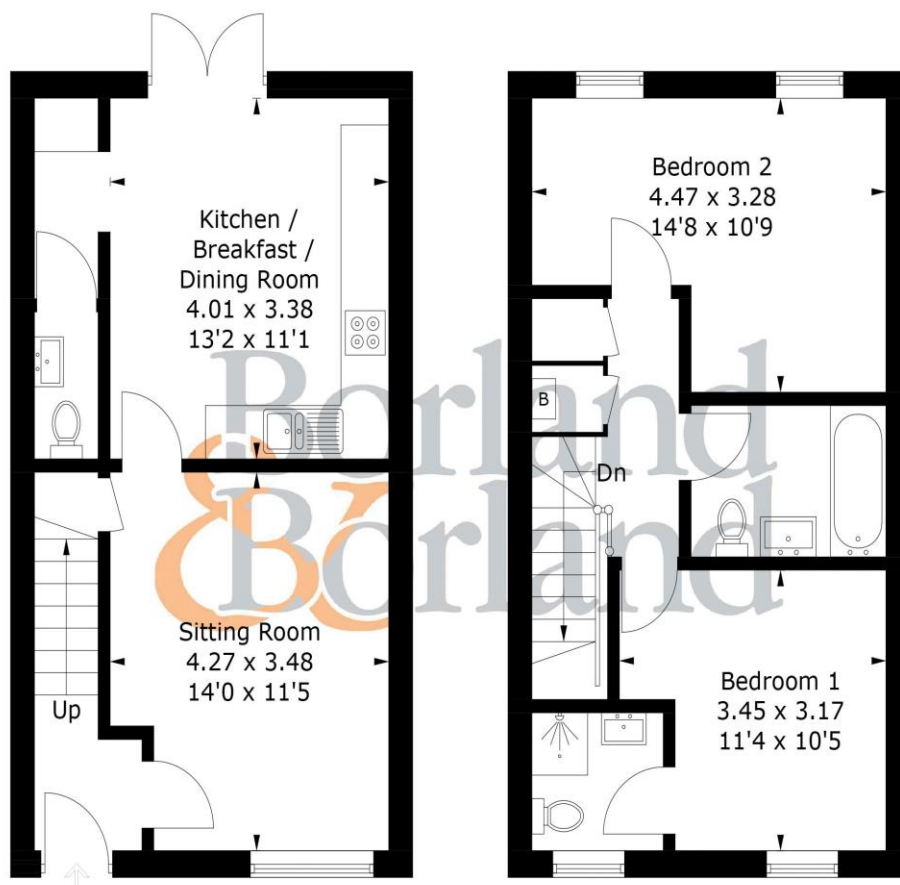




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Approximate Gross Internal Area = 75.6 sq m / 814 sq ft



Ground Floor

First Floor

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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. (ID1323787)

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