



£820,000

245 Main Road

Southbourne, Emsworth, PO10 8JD

**Jeffries
Dibbens &**
estate and letting agents

Exceptional

PROPERTY SUMMARY

This impressive detached house in the West Sussex village of Southbourne, believed to have been built in the early twentieth century, exudes the charm of a grand family home waiting to be restored to its former glory. It offers generous living space along with spacious outbuildings that could serve as annexe accommodation, subject to the necessary permissions, plus a large double garage with stairs to a roomy loft attic. Inside, you'll find an impressive entrance hall with a galleried staircase leading to the first floor, a beautiful front lounge/dining room featuring a characterful fireplace, a kitchen/breakfast room with utility, a study, four bedrooms and three bathrooms. Every room is generously proportioned and the property holds tremendous potential. Viewing is highly recommended to truly appreciate the size and possibilities here.









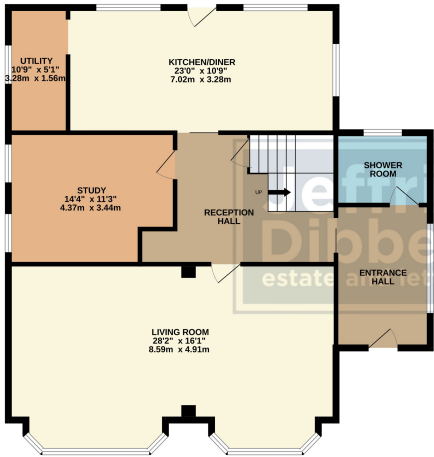
LOCAL AUTHORITY
Chichester District
Council

TENURE
Freehold

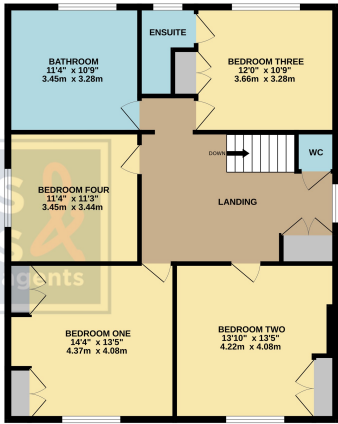
COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment
only

GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



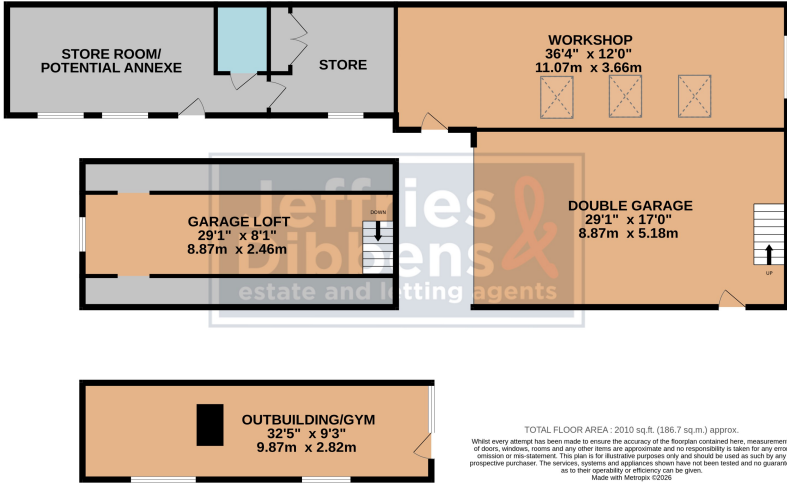
1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA: 2198 sq.ft. (204.2 sq.m.) approx.

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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OUTBUILDINGS
NOT IN ACTUAL LOCATION/ORIENTATION
2010 sq.ft. (186.7 sq.m.) approx.



TOTAL FLOOR AREA: 2010 sq.ft. (186.7 sq.m.) approx.

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tw @JeffriesDibbens

13 North Street, Havant, Hampshire, PO9 1PW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	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.