

£375,000
1 Prinsted Gardens
Southbourne, PO10 8FP

PROPERTY SUMMARY

This modern three-bedroom end-of-terrace home, is ideally located in the sought-after village of Southbourne, within easy reach of local schools, amenities and good transport links. The property offers well-presented accommodation comprising an entrance hall, ground floor cloakroom, dual-aspect sitting room and a bright kitchen/dining room with fitted units, built-in oven and hob, and access to the rear garden. Upstairs are three bedrooms, including two doubles, together with a family bathroom featuring a bath with shower over. Outside, the property benefits from a wider than average low-maintenance rear garden with paved seating area, artificial lawn and a large garden shed. The property also benefits from solar panels providing cheap electricity to the home. There is an allocated parking space and visitor bays. Viewing highly recommended.

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HALLWAY

LOUNGE 15' 11" x 10' 2" (4.85m x 3.1m)

WC

KITCHEN/DINER 17' 4" x 9' 2" (5.28m x 2.79m)

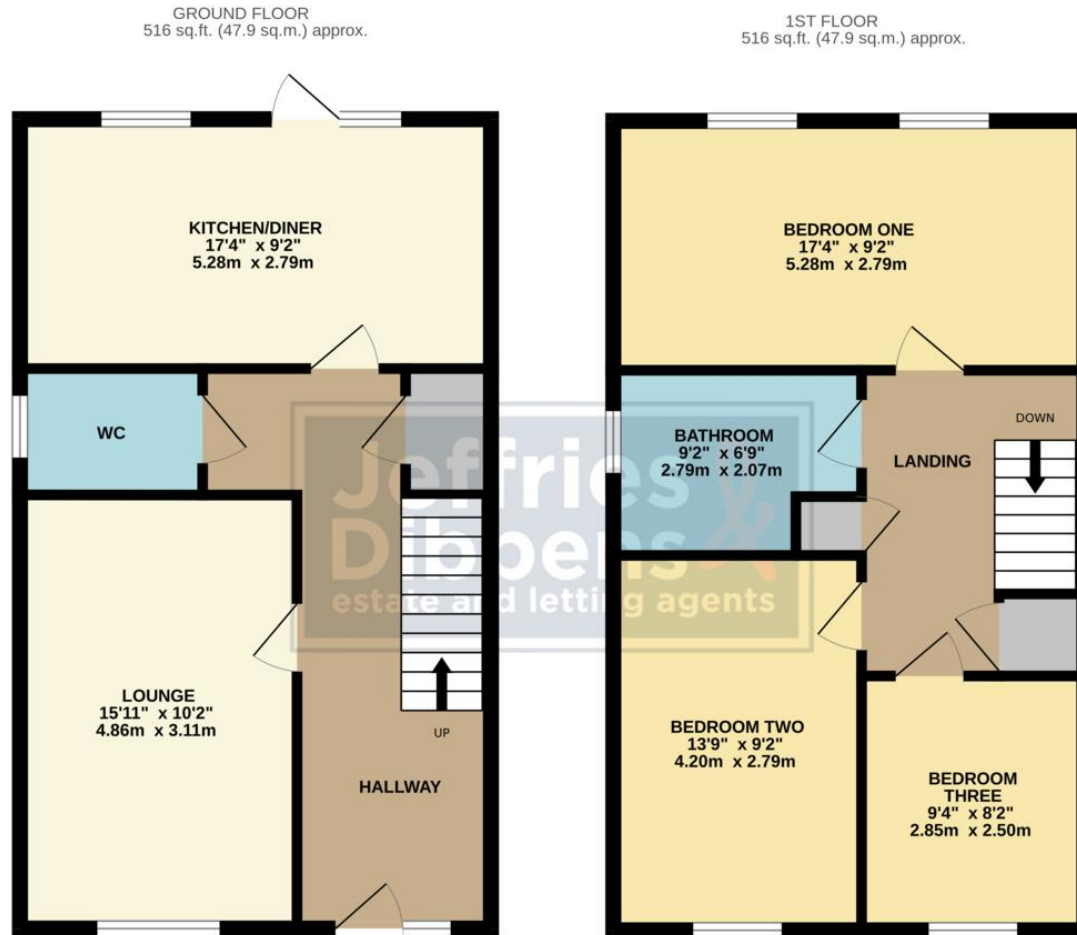
LANDING

BEDROOM ONE 17' 4" x 9' 2" (5.28m x 2.79m)

BEDROOM TWO 13' 9" x 9' 2" (4.19m x 2.79m)

BEDROOM THREE 9' 4" x 8' 2" (2.84m x 2.49m)





TOTAL FLOOR AREA: 1032 sq.ft. (95.8 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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LOCAL AUTHORITY
Chichester District Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	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.

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