

Borland & Borland
Independent Estate Agent

6 Bell Court, Main Road

Nutbourne, PO18 8SE

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Two Bedroom Second Floor Apartment... Situated within Southbourne village, this well-proportioned second floor apartment offers bright and comfortable accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The property features a generous sitting/dining room, a separate kitchen/breakfast room, two double bedrooms, a family bathroom, and useful storage space. The apartment also benefits from allocated parking to the rear. Conveniently located on Main Road, the property is within easy walking distance of Southbourne's shops, cafés and amenities, with excellent transport links including Southbourne railway station and easy access to Chichester, Emsworth and the South Coast.

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN/ BREAKFAST ROOM
- SPACIOUS SITTING/ DINING ROOM
- WALKING DISTANCE TO VILLAGE AMENITIES
- ALLOCATED PARKING
- DISTANT WATER VIEWS

Asking Price
£225,000
Share of freehold





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ACCOMMODATION

- Entrance Hall
- Sitting/ Dining room
- Kitchen/ Breakfast room
- Bedroom One
- Bedroom Two
- Bathroom
- Storage cupboard

External:

- Allocated Parking

EPC: C
Council Tax: C
Ground Rent: £60pa
Service Charge: £600- £800pa (variance due to small extra charge to build reserve fund).
Lease: 125 years from 1996








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LOCATION

Located South of the A259 in Nutbourne, nestling between the South Downs National Park, with its country pursuits, and Chichester Harbour, An Area of Outstanding Natural Beauty, (AONB) favoured by sailors and walkers.
There is, within easy reach, a Farm Shop, Co-op and local shops including doctors & dentist surgeries.

There are also excellent transport links with its local bus service and nearby train station on the South Coast Line with routes to London & South Coast Cities.



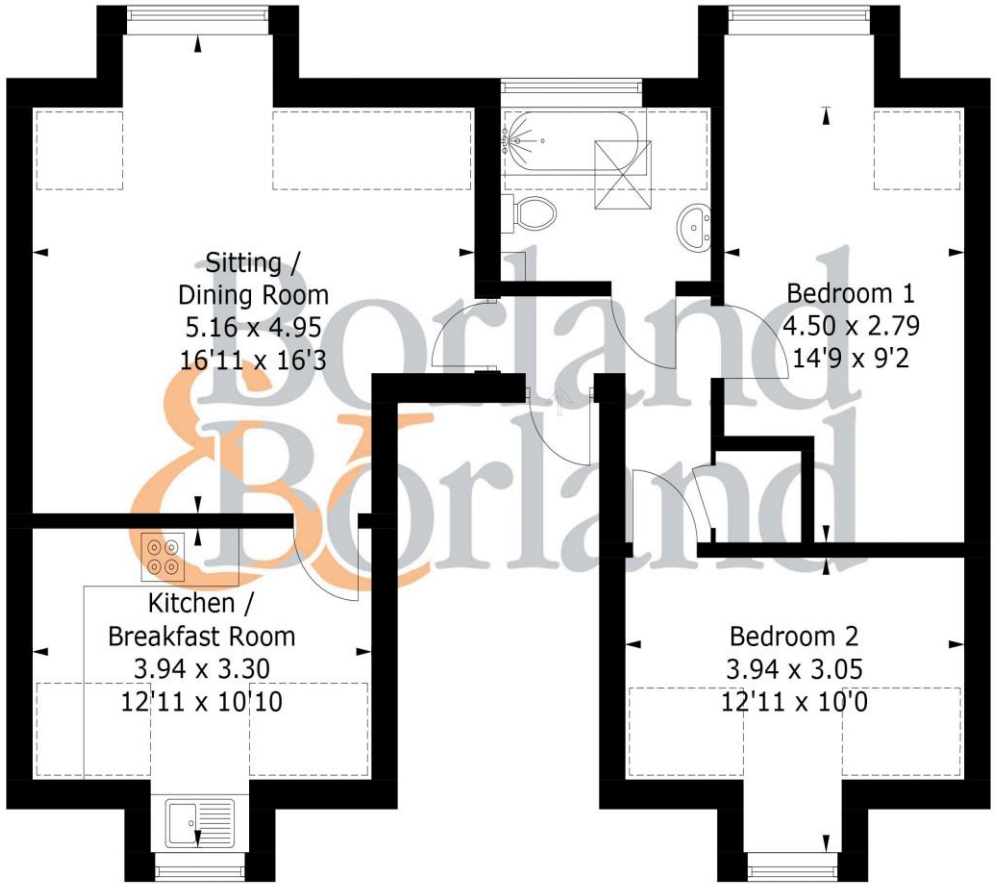





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Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



Second 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. (ID1326835)





Directions
Sat Nav: PO18 8SE

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