

Borland & Borland
Independent Estate Agent

10 New Road, Southbourne

Emsworth, PO10 8JX

10 New Road, Southbourne,
Emsworth PO10 8JX

NO FORWARD CHAIN.... Three-bedroom detached Bungalow, ideally located in the popular village of Southbourne. The property is conveniently positioned close to the local Co-op, village church, social club, library, farm shop, Doctor's & dentist & school, with easy access to Prinsted Harbour and the South Downs. Southbourne benefits from its own railway station and excellent links to Chichester and Havant, while Chichester Harbour and Goodwood's leisure attractions are also nearby.
The accommodation comprises an entrance porch and hallway, spacious sitting room, kitchen, three double bedrooms and a family bathroom, with shower over bath. Further benefits include gas central heating, double glazing, an enclosed rear garden and off-road parking.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- DRIVEWAY
- PRIVATE ENCLOSED REAR GARDEN
- RE-ROOFED IN 2024
- GAS CENTRAL HEATING & DOUBLE GLAZING
- WALKING DISTANCE TO PRINSTED, FARM SHOP, DOCTORS & THE CO'OP
- NO FORWARD CHAIN

Asking Price
£415,000
Freehold





ACCOMMODATION

- **Entrance Porch & Hallway – providing access to all principal rooms**
-
- **Sitting Room – generous main reception** room 5.41m x 4.11m (17'9" x 13'6")
-
- **Kitchen – fitted kitchen with external door** 3.56m x 2.59m (11'8" x 8'6")
-
- **Bedroom One – double bedroom 3.45m x** 3.45m (11'4" x 11'4") approx.
-
- **Bedroom Two – double bedroom 3.45m x 3.07m (11'4" x 10'1")**

- **Bedroom Three – double bedroom** 3.73m x 2.51m (12'3" x 8'3")

- **Family Bathroom – comprising bath, WC and wash hand basin**

EPC: C
Council Tax: D









LOCATION

Southbourne is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty which sits on the West Sussex Hampshire border with easy access to open countryside and to the south is Chichester Harbour, renowned for sailing and coastal walks. There is access to doctor's surgery, farm shop, local schools in Southbourne.

The property is within easy reach of bus routes and major roads and rail links to London and the south coast. The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.



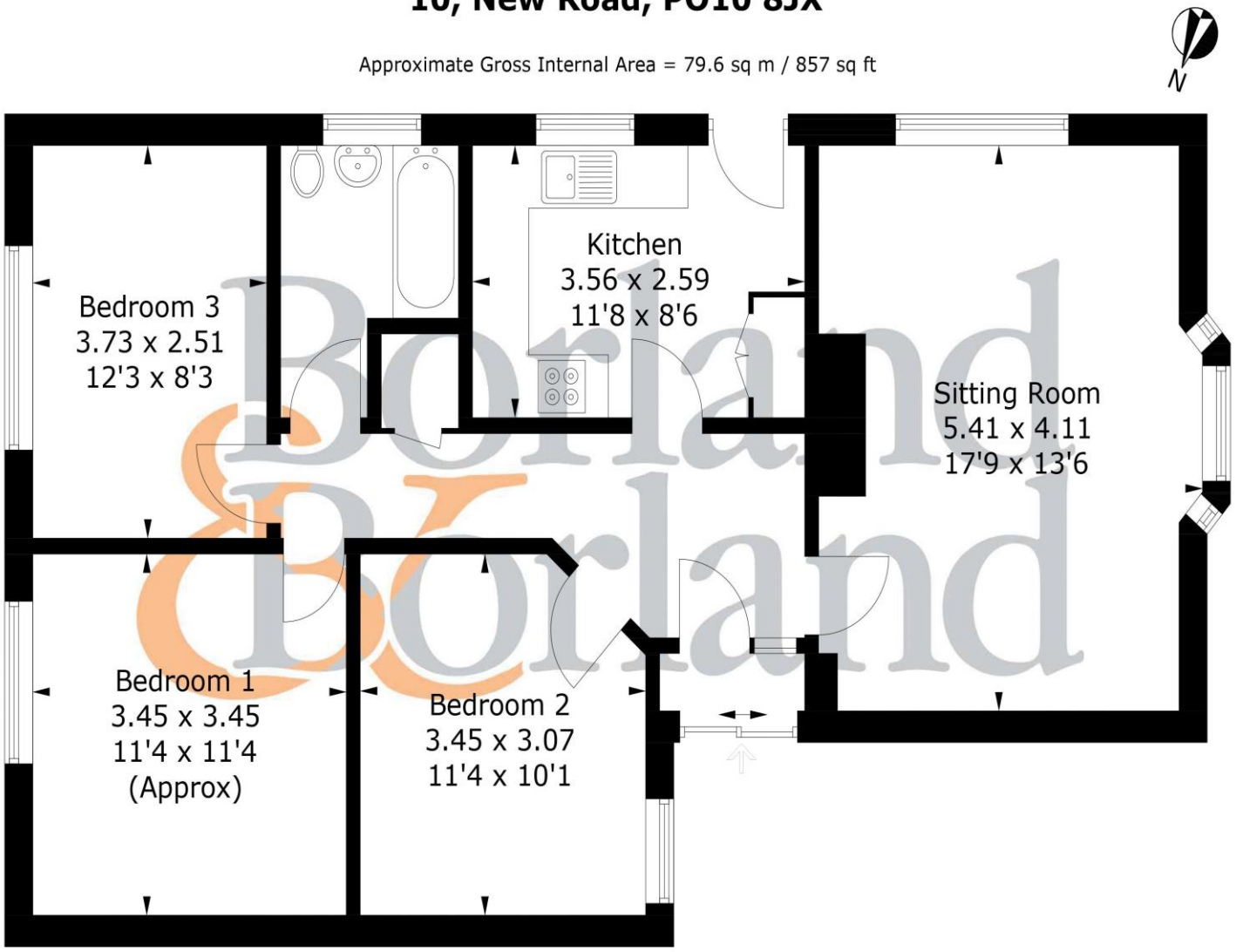






10, New Road, PO10 8JX

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1299484)





Direction:

SAT NAV: PO10 8JX

'IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ
Tel: 01243 377655
property@borlandandborland.co.uk
www.borlandandborland.co.uk

rightmove
naea | propertymark PROTECTED