

Borland & Borland
Independent Estate Agent

38 Manor Road, Southbourne

Emsworth, PO10 8NX

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OFFERED WITH NO FORWARD CHAIN.....Opportunity to acquire this Three Bedroom, Semi detached home, in the heart of Southbourne Village. The property is well presented throughout and would make an ideal family home being close to good schools and easy access to transport links.

The accommodation comprises: Entrance Hall, Kitchen, Double aspect Sitting/ Dining Room. First Floor: Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom. Externally there is a Driveway & the Garage has been divided up to a store and an Office area. The private enclosed rear Garden is a generous size and laid to lawn. This property benefits from double glazed windows & gas central heating.

- THREE BEDROOMS
- SEMI DETACHED HOME
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- REAR GARDEN
- OFF ROAD PARKING & GARAGE
- WITHIN EASY REACH OF SCHOOLS & TRANSPORT LINKS
- NO CHAIN

Asking Price
£375,000
Freehold





ACCOMMODATION

Ground Floor:
- Entrance Hall
- Kitchen
- Sitting/Dining Room

First Floor:
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:
- Driveway
- Garage/Store/Office
- Private enclosed rear Garden

EPC: C
Council Tax Band: D








Peace &
kindness

LOCATION

This popular West Sussex village is close to the South Downs National Park to the north and Chichester Harbour Area of Outstanding Natural Beauty with Prinsted foreshore being within easy reach. The village of Southbourne offers a range of local shops & amenities, including the Farm Shop, a Co-op, doctors'/dentist surgery, pharmacy, church & pub.

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



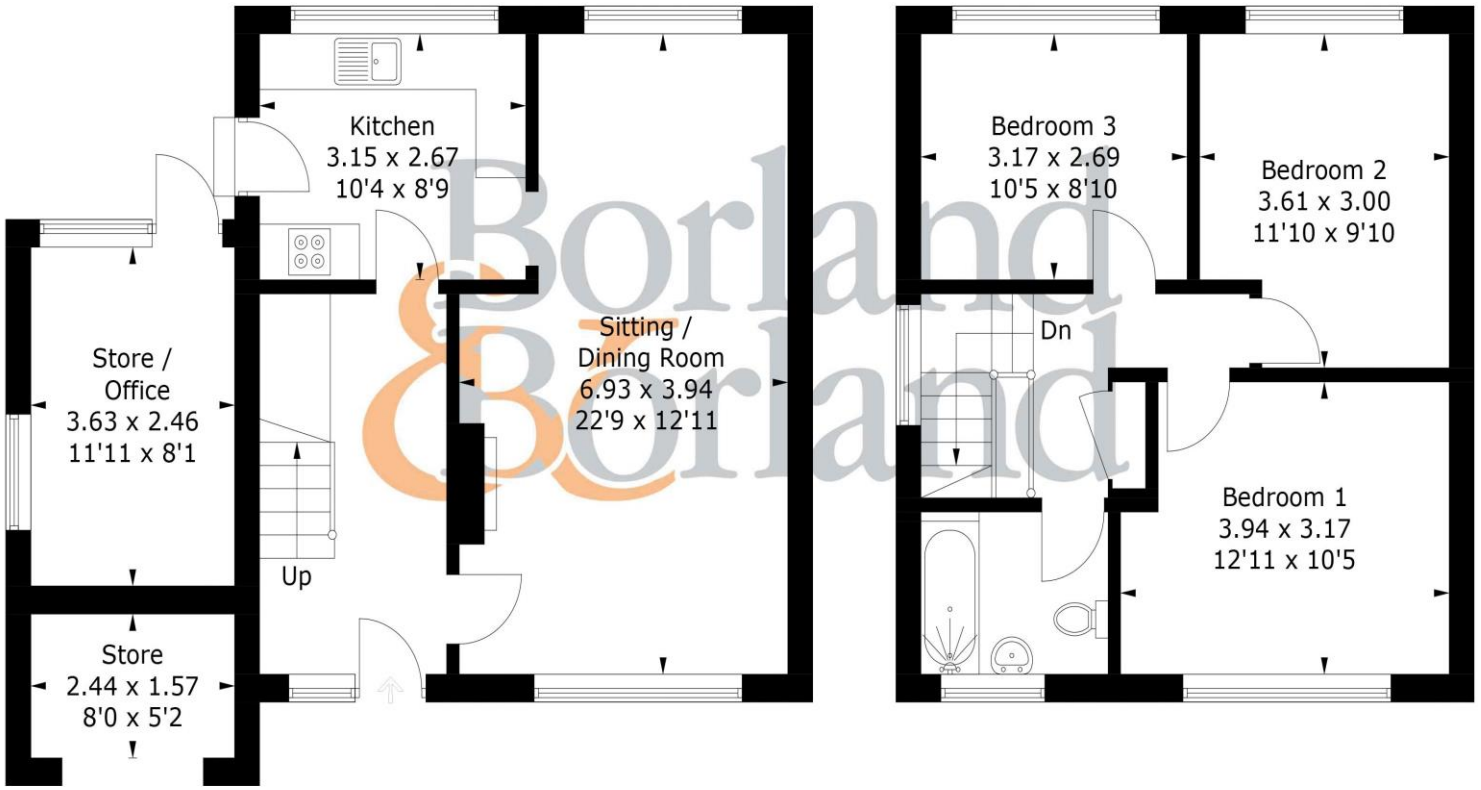






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Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
Office / Stores = 13.6 sq m / 146 sq ft
Total = 101.5 sq m / 1092 sq ft



Ground Floor **First Floor**

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Directions
SAT NAV: PO10 8NX

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. (ID1270176)

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