



11 Kelsey Avenue, Emsworth,
Emsworth PO10 8NE



NO FORWARD CHAIN. Three bedroom Semi-detached house, situated in the popular village of Southbourne, in need of updating & modernisation. Located in a cul-de-sac position close to local schools, railway and local amenities. Accommodation comprises: Entrance Hall, Cloakroom. Sitting Room, Dining Room, Kitchen, First Floor: Three Bedrooms and a Family Bathroom. This property benefits from gas central heating, Double Glazing, Garage, Off Road Parking and Rear Garden. VIEWING ESSENTIAL.

- NO FORWARD CHAIN
- SEMI-DETACHED HOME IN NEED OF UPDATING
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GAS CENTRAL HEATING. DOUBLE GLAZING.
- ATTACHED GARAGE & PARKING
- PRIVATE REAR GARDEN
- POPULAR LOCATION

Asking Price
£365,000
Freehold





ACCOMMODATION

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
-



First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom
-

Exterior

- Driveway to the front, with lawned area
- Garage
- Enclosed rear garden, laid to lawn with patio





LOCATION

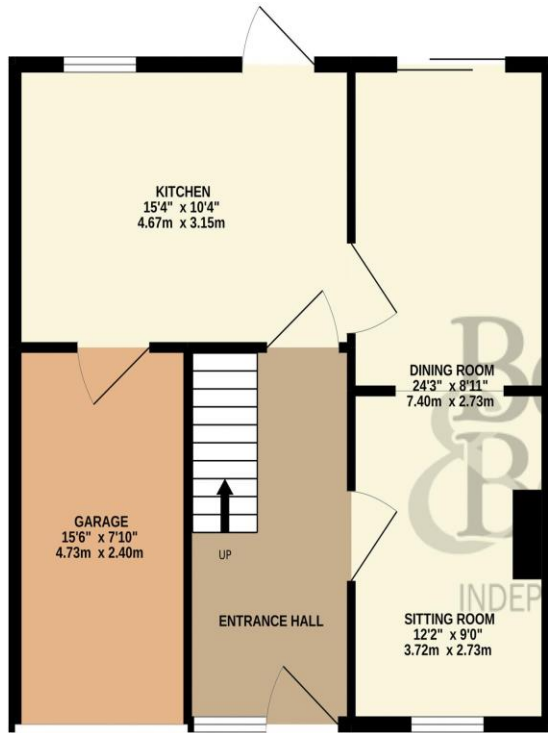
Situated between the South Downs National Park and Chichester Harbour the property is within easy reach of local Shops, Schools, Pub, Church, Dentist/Doctors surgeries. There is a nearby Farm Shop with weekly Fishmonger Stall.

Southbourne is well placed for access to Chichester by both Rail (it has its own Halt) and Road links. To the south is Chichester, Harbour an Area of Outstanding Natural Beauty with access to the water via a public Slipway at nearby Prinsted and footpath from Southbourne Village.

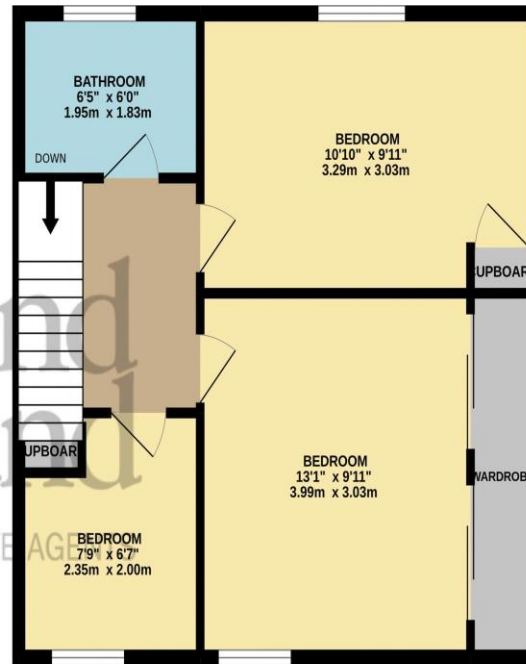




GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



KELSEY AVENUE, SOUTHBOURNE, EMSWORTH HANTS

TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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Directions:
Sat Nav: PO10 8NE

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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