



Havenhurst 11 Breach Avenue, Southbourne, Emsworth PO10 8NB



IMMACULATE, EXTENDED & NEWLY RENOVATED.... Four Double Bedroom, Detached Chalet Bungalow situated in the desirable area of Southbourne. An immaculate home offering versatile living accommodation and annexe potential, subject to the usual planning consents. The entrance porch leads into hallway, where Bedrooms Three & Four (both doubles), a spacious modern Shower Room & a Study are situated. The ground floor then flows out into Open Plan Sitting/Kitchen/Dining areas, flooded with an air of natural light and space from the feature skylight above the kitchen/diner. The Kitchen features integrated appliances, bespoke kitchen units & granite worktops. There are sliding doors from the kitchen out to the patio.

Upstairs are two further Double Bedrooms. The Principal Bedroom has built-in, oak headboard which centres the room, a walk-in wardrobe, ample eaves storage, and an Ensuite Bathroom with bath and separate shower which features a skylight. Bedroom Two, also boasts plenty of storage and a further Ensuite Bathroom with skylight. The property benefits from Heatmiser heating system, underfloor heating throughout and has been renovated to a high standard. Externally there is a Patio Area leading to a separate Home Office/Summer House complete with Shower Room, Kitchen & Utility area. A large Driveway leads to a Gated Garden beyond.

- IMMACULATE DETACHED HOME
- FULLY REFURBISHED THROUGHOUT
- FOUR BEDROOMS & THREE BATHROOMS
- OPEN PLAN SITTING/DINING
- VERSATILE ACCOMMODATION
- GENEROUS SIZED REAR GARDEN
- POTENTIAL FOR ANNEXE SUBJECT TO USUAL PLANNING CONSENTS
- GARDEN HOME OFFICE

Asking Price
£785,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Open plan Kitchen/ Sitting / Dining Room with utility area & sliding doors leading to rear garden
- Study
- Bedroom Three
- Bedroom Four
- Ground floor Shower Room



First Floor:

- Master Bedroom with fitted walk-in wardrobe and eaves Storage. En-suite with bath and separate shower
- Bedroom Two with eaves storage. En-suite with P-shaped bath with shower overhead

Exterior:

- Block paved off road parking to the front.
- Gated Driveway to the righthand side of property leading to further garden space.
- Low maintenance Rear Garden with Patio Area
- Detached Summer House/Home Office with electric heating, shower room & kitchenette area





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 to the south, Prinsted foreshore is situated within easy reach.

The village of Southbourne offers a range of local shops & amenities including the Farm Shop, a Co-op, doctor & dentist surgeries, 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.



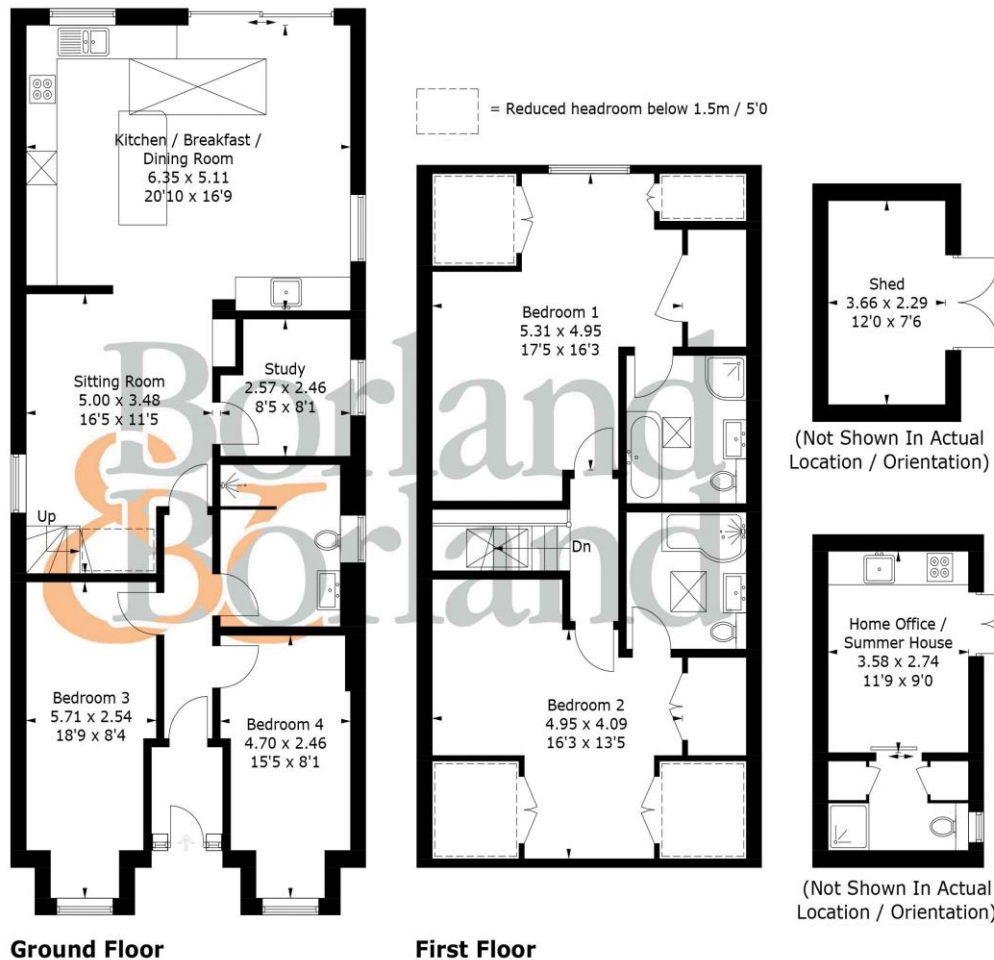


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Approximate Gross Internal Area = 171.3 sq m / 1844 sq ft

Outbuildings = 23.5 sq m / 253 sq ft

Total = 194.8 sq m / 2097 sq ft



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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. (ID1015804)



Directions

SAT NAV: PO10 8NB

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