



1 Emsworth Villas, 146 Stein Road, Southbourne, PO10 8PN



DELIGHTFUL, OLDER STYLE Semi-Detached Family House, which has been extended to the side and into the loft space to provide generous living accommodation over Three Floors. The property occupies an attractive corner position and is approached over a mature front garden. A large Detached Annexe occupies a space in the rear garden.

Inside this home is an Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Cloakroom. On the First Floor there are Three Bedrooms and a Family Bathroom. On the second floor there is a further Bedroom. Outside there is a well-stocked, rear garden with rear access to the Detached Garage. The Annexe comprises Living Room, Kitchen, Bedroom and Bathroom.

- CHARMING, EARLY 1900s SEMI-DETACHED HOME
- POPULAR WEST SUSSEX VILLAGE LOCATION
- EXTENDED WITH SCOPE FOR FURTHER UPDATING
- TWO RECEPTIONS & KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS OVER TWO FLOORS
- LARGE PURPOSE-BUILT ANNEXE
- MATURE GARDENS
- GARAGE

Asking Price
£595,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Snug
- Kitchen/Dining Room
- Conservatory
- Cloakroom



First Floor:

- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

Second Floor:

- Bedroom One
- Eaves Storage

Annex:

- Sitting/Dining/Kitchen
- Bedroom
- Bathroom

External:

- Front and rear gardens
- Garage





LOCATION

Situated within easy reach of Southbourne village 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.

VIEWING ESSENTIAL to fully appreciate this interesting property.





146, Stein Road, PO10 8LT

Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft
 Annexe & Garage = 57.9 sq m / 623 sq ft
 Total = 216.4 sq m / 2329 sq ft



Directions

SAT NAV: PO10 8LT

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. (ID1063686)

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