



12 Hartland Court

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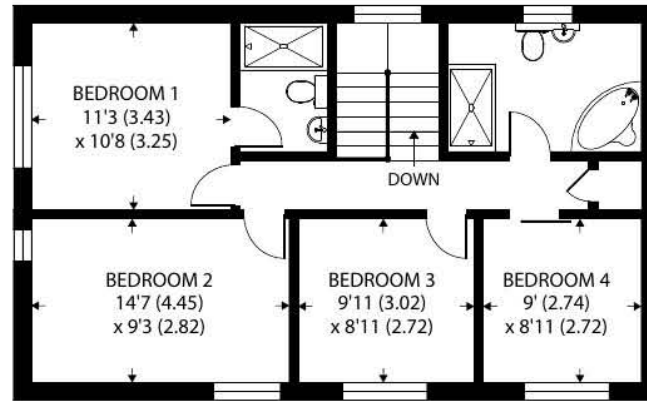
- ▶ Enjoy living in a quiet cul de sac
- ▶ Stroll into Southbourne for all your local amenities
- ▶ En suite facilities to the main bedroom suite
- ▶ Park your vehicles in the garage and on the driveway
- ▶ Three double bedrooms and one single
- ▶ Relax with the family in the long rear garden

A rare opportunity to purchase a substantial four bedroom home situated in this popular area of Southbourne. The property benefits from a spacious sitting room with separate kitchen dining room. There is a conservatory/hot tub room and downstairs cloakroom.

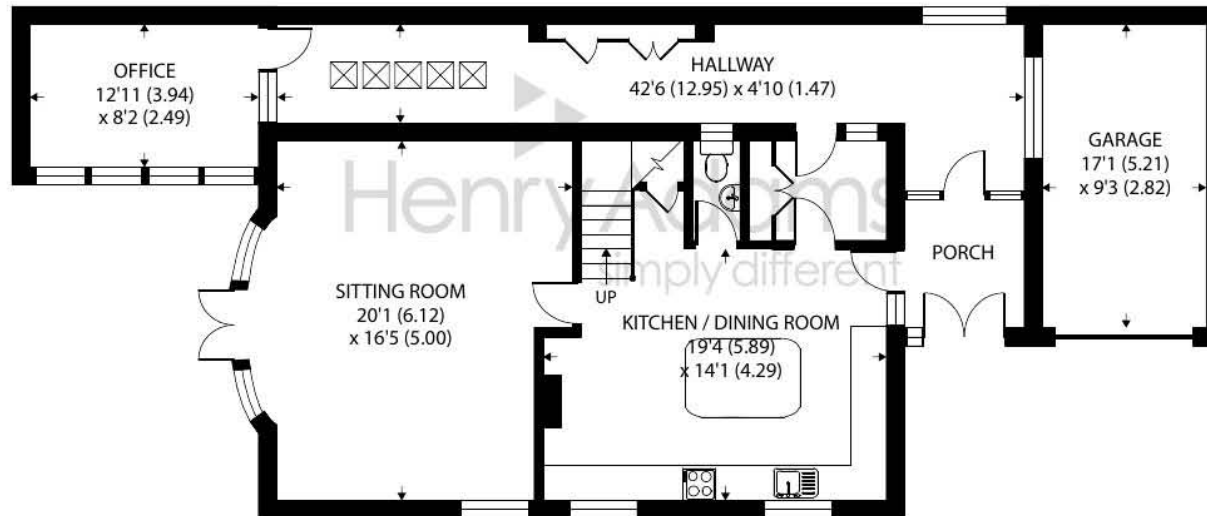
Upstairs there are four double bedrooms. The main bedroom has an en suite shower room.

Outside there is a single garage and driveway parking. The garden is long, west facing and walled. A combination of patio and lawn.





FIRST FLOOR



GROUND FLOOR

12 Hartland Court, Emsworth

Approximate Area = 1917 sq ft / 178.1 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 2078 sq ft / 193 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1015433

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

12 Hartland Court is set at the end of a cul-de-sac off Stein Road, just north of the railway station. The village of Southbourne has a range of local amenities including convenience store, farm shop and doctor's surgery, as well as renowned local primary and secondary schooling. The Cathedral City of Chichester, with its extensive cultural and retail centres, is about 6 miles to the east, whilst Emsworth, under 2 miles to the west, is a thriving harbourside village with pubs and restaurants including the Michelin starred '36 on the Quay' and has attractive foreshore walks towards Langstone and Bosham along the upper reaches of Chichester Harbour with access to the A27 towards Portsmouth, Southampton and London (via the A3M).

23rd January 2023

