20 Garsons Road, Southbourne, PO10 8HJ

Guide Price £470,000 Freehold

20 Garsons Road

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- ▶ **Quiet location walking distance from the village centre**
- ▶ **Four bedrooms to accommodate the whole family**
- ▶ **Relax in the spacious west facing conservatory**
- ▶ **Enjoy the convenience of a pantry and separate boot room**
- ▶ **Park safely in the nearby off road parking**

- ▶ **Several nearby footpaths across to the Prinsted waterfront**
- ▶ **Comfortable main bedroom suite with en suite shower/bathroom**
- ▶ **Spend time with family in the large west facing rear garden**
- ▶ **Recently replaced boiler and both bathrooms**
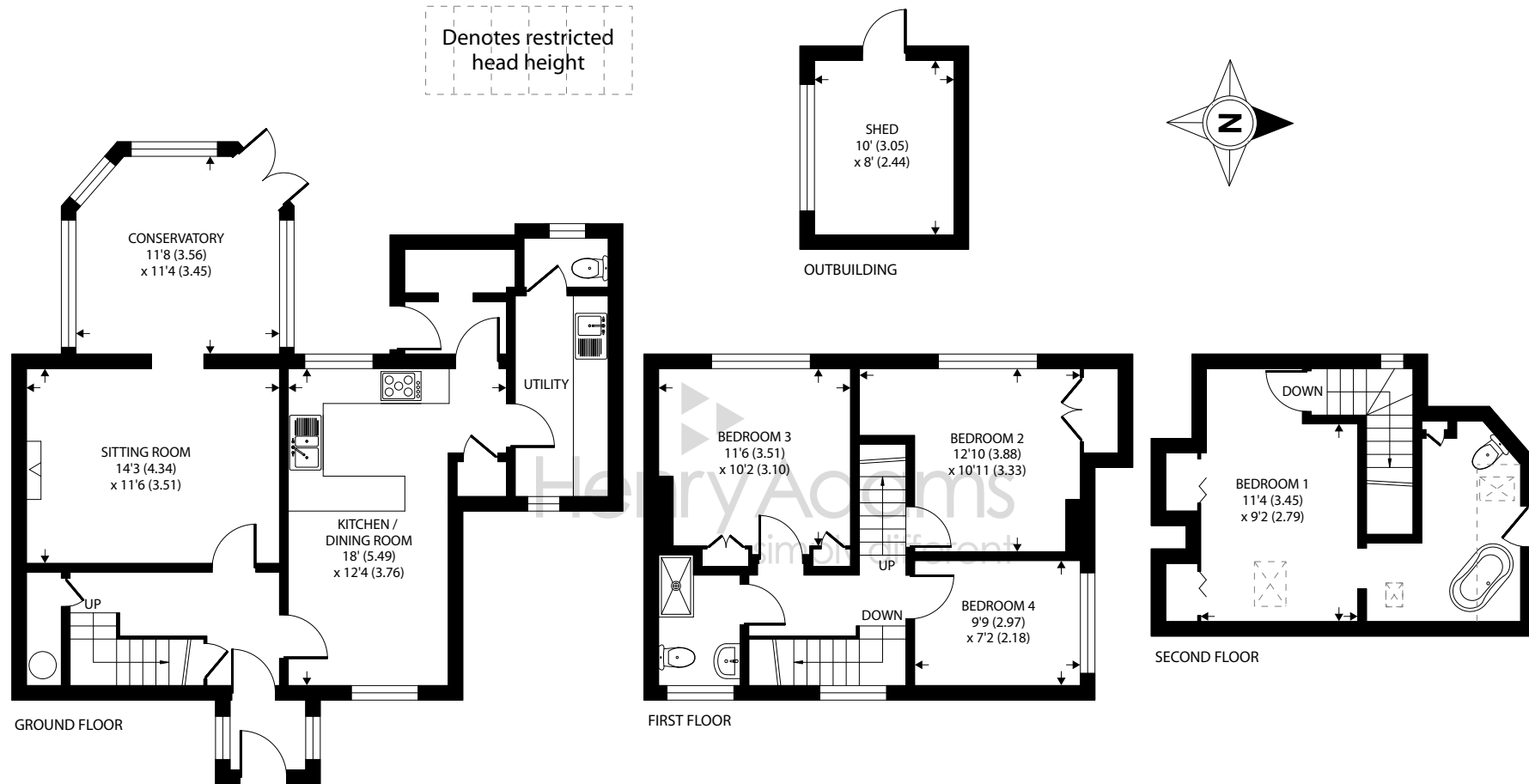- ▶ **Take the train to London from nearby Southbourne station**

Introducing this exceptional 4-bedroom semi-detached house, located in a serene and sought-after area within walking distance of the village centre. Nestled amidst a tranquil setting, this property offers easy access to several nearby footpaths that lead you to the picturesque Prinsted waterfront.

Stepping inside, you are greeted by a meticulously designed interior that caters to the needs of the modern family. The property boasts four spacious bedrooms, providing ample accommodation for the whole family. The main bedroom suite encompasses an en-suite shower and bathroom, ensuring a comfortable and private retreat.

Unwind in the spacious west facing conservatory, offering a relaxing space for year-round leisure. The large west facing rear garden beckons quality family time, providing a perfect backdrop for outdoor activities and relaxation.

Additional features include the convenience of a pantry and separate boot room, offering ample storage space. Notably, the boiler and both bathrooms have recently been replaced, ensuring peace of mind. In summary, this property presents an opportunity to own a home that combines comfort, convenience, and a peaceful location.

Denotes restricted
head height

SHED
10' (3.05)
x 8' (2.44)

OUTBUILDING

N

CONSERVATORY
11'8 (3.56)
x 11'4 (3.45)

UTILITY

SITTING ROOM
14'3 (4.34)
x 11'6 (3.51)

BEDROOM 3
11'6 (3.51)
x 10'2 (3.10)

BEDROOM 2
12'10 (3.88)
x 10'11 (3.33)

DOWN

BEDROOM 1
11'4 (3.45)
x 9'2 (2.79)

UP

KITCHEN /
DINING ROOM
18' (5.49)
x 12'4 (3.76)

UP

DOWN

BEDROOM 4
9'9 (2.97)
x 7'2 (2.18)

SECOND FLOOR

UP

GROUND FLOOR

FIRST FLOOR

20 Garsons Road, Emsworth

Approximate Area = 1428 sq ft / 132.6 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 1530 sq ft / 142 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 2024.
Produced for Henry Adams.   REF: 1071433

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

Southbourne is a popular village and civil parish lying approximately 8 miles to the west of Chichester and 1 mile to the east of Emsworth. The village provides a number of local amenities to its residents including the Bourne Secondary School, leisure centre and a number of local convenience stores. A number of bus services serve the village providing access to the surrounding villages and the Coastliner service between Brighton & Portsmouth. There is also excellent commuter links with a local train station on the London Victoria line with direct links to the Waterloo Line at Havant. The southernmost point of the A3(M), and access to London, is approximately 6 miles to the west with further transport links to Portsmouth, Southampton and Bournemouth gained by the M27. There are many renowned areas of outstanding natural beauty not far from Southbourne including Chichester Harbour at Prinsted, Stansted Forest and Kingley Vale Nature Reserve. The world famous Goodwood Estate with its horse racing, motor circuit and aerodrome can also be found within 10m of the village.

15th January 2024