



17 Pears Grove



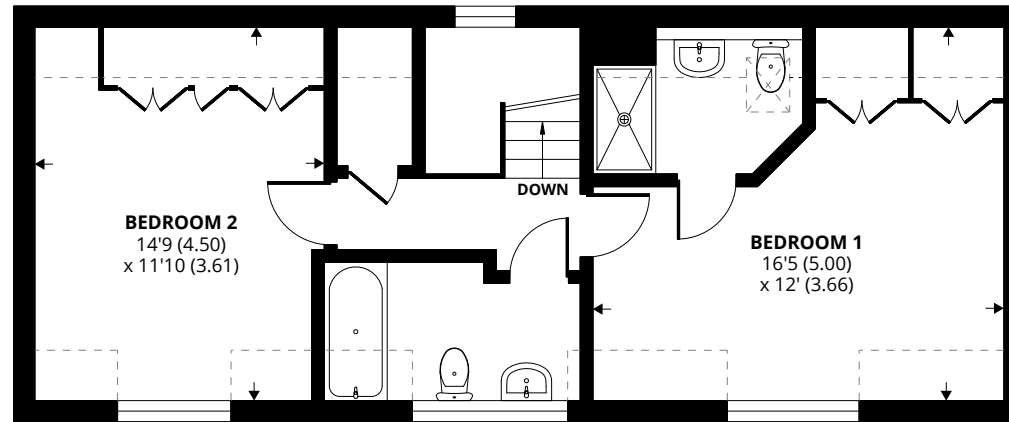
- ▶ Popular location situated between Emsworth and Southbourne
- ▶ Spacious hallway and cloakroom
- ▶ Large Kitchen Dining Room
- ▶ Second double bedroom with built in wardrobe
- ▶ Private courtyard garden
- ▶ Tucked away in the corner of this cul de sac
- ▶ Spacious sitting room with views over the rear garden
- ▶ En Suite bathroom and built in wardrobe to the main bedroom
- ▶ Allocated parking

Presenting this charming 2-bedroom semi-detached house nestled in a sought-after location in Prinsted, conveniently positioned between Emsworth and Southbourne. Tucked away in the corner of a quiet cul-de-sac, this residence offers a tranquil retreat. Step inside to discover a spacious hallway leading to a convenient cloakroom and a large kitchen dining room, perfect for gatherings and culinary adventures. The inviting sitting room provides a comfortable space with views over the rear garden, ideal for relaxation.

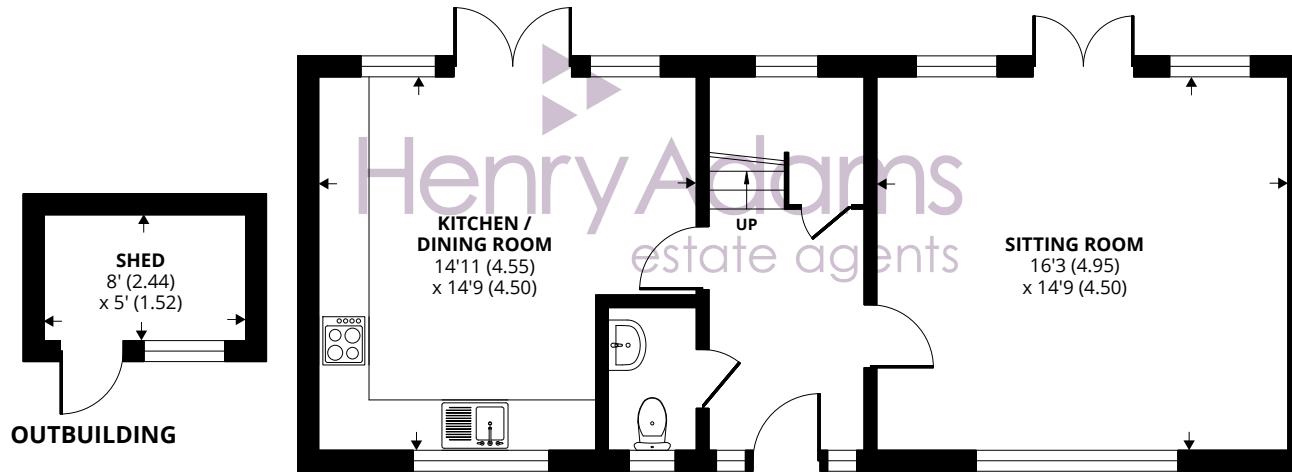
The main bedroom suite boasts an en suite bathroom and a practical built-in wardrobe, ensuring ample storage solutions. The second double bedroom also features a built-in wardrobe.

Outside, a wide and secluded courtyard garden awaits, providing a low-maintenance outdoor sanctuary. Furthermore, this property includes allocated parking for your convenience.





FIRST FLOOR



GROUND FLOOR

17 Pears Grove, Emsworth

Approximate Area = 1034 sq ft / 96 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1182 sq ft / 109.7 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). © n|checon 2024. Produced for Henry Adams. REF: 1076259

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

Prinsted is a desirable hamlet adjoining the popular West Sussex village of Southbourne. Enjoy walks, wildlife and water sports at Chichester Harbour, a designated Area of Outstanding Natural Beauty. Prinsted is less than one mile from the station, which connects the village with surrounding towns, including Gatwick, London Victoria and Southampton. There are also a farm shop, local Co-Op, pharmacy, church and public house. A doctors surgery, veterinary practice and children's nursery are within walking distance. Southbourne is also served by Bourne Community College and Southbourne Primary School. Further facilities can be found in Emsworth and Chichester which are linked by road and a regular bus service in both directions on the A259. Surrounding Prinsted is wonderful countryside and farmland.

4th June 2024

