



Dover Main Road

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- ▶ **Beautifully Presented Three Bedroom Semi-detached Cottage**
- ▶ **Stylish Fitted Open Plan Kitchen With Views Out To Garden**
- ▶ **Utility Room**
- ▶ **Modern Family Bathroom**
- ▶ **Outdoor Home Office / Games Room**
- ▶ **Light & Spacious**
- ▶ **Two Reception Rooms**
- ▶ **Excellent Size Bedrooms**
- ▶ **Secure Landscaped Garden**

Dover is a beautifully presented three/four-bedroom semi-detached cottage offering a harmonious blend of modern amenities and classic charm. Boasting a light and spacious layout, the property welcomes you with a stylish fitted open plan kitchen that seamlessly flows into the living space, offering delightful views out to the lush garden. Two reception rooms provide ample space for relaxation and entertaining, while a convenient utility room adds functionality to every-day living.

Upstairs, the excellent size bedrooms ensure comfort and privacy, complemented by a modern family bathroom for added convenience. The property's highlight is the secure landscaped garden, providing a serene outdoor retreat for al-fresco dining or peaceful relaxation. An outdoor home office/games room offers versatility for remote work or leisure pursuits, ensuring a perfect balance of work and play. Situated in a convenient location within an area of outstanding beauty the property is a short walk to the shoreline perfectly located for water sports enthusiasts. Dover would make an excellent downsize, first time home or equally a perfect holiday home.





Dover, Main Road, Nutbourne, Chichester

Approximate Area = 1317 sq ft / 122.3 sq m (includes garage)

Garage = 92 sq ft / 8.5 sq m

Outbuilding = 334 sq ft / 31. sq m

Total = 1743 sq ft / 161.9 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|checom 2024. Produced for Henry Adams. REF: 1147928

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

Dover is conveniently located between Bosham and Emsworth, within easy reach of the Northern fringes of Chichester Harbour. From Nutbourne there are some lovely walks towards the foreshore at Nearby Prinsted and Chidham. There are local shops, doctors surgery, school and railway station in nearby Southbourne. Further facilities can be found in Emsworth to the west and Chichester to the east. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

25th June 2024



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk