



Stein Road, Southbourne, Emsworth, West Sussex PO10 8LS

ASKING PRICE OF £800,000

- An Impressive Gated & Detached Four Bedroom Family Home
- Option For Modern Separate Fitted Kitchen Diner
- Separate Utility Room
- Prime Southbourne Location

- Driveway With Parking For Multiple Cars
- Enclosed Private And Large Rear Garden
- Excellent Local Schools Nearby
- Superb Workshop/Garage Included



A Magnificent Opportunity Awaits! Nestled in the sought-after location of Stein Road, Southbourne, this expansive four double bedroom detached house offers over 3400 sqft of sublime living space. This exceptional property, boasting a gated entrance and a grand driveway with ample space for multiple cars, provides the perfect blend of elegance and functionality.

Step inside and be greeted by the sheer size and versatility of this remarkable home. The ground floor is designed to cater to every family need, featuring a separate kitchen that awaits your personal touch, the seller is giving you the opportunity to select and fit your dream kitchen within an agreed budget. The spacious lounge is perfect for relaxation and entertainment, while the family room can easily serve as an additional bedroom or a cosy space for family gatherings. The utility room offers practicality and convenience along with all maintenance pipes for the under floor heating system it is ideal for managing household chores efficiently. Additionally, there is a dedicated study or home office, perfect for those who work from home or need a quiet place to focus.

Bedroom three on the ground floor includes an en suite shower room, providing privacy and comfort for guests or family members. The ground floor also features a well-appointed w/c and a family bathroom, ensuring convenience for all.

Upstairs, the master bedroom is a true sanctuary, complete with his and her walk-in wardrobes and a modern en suite bathroom. Across the landing, another exceptionally large bedroom offers ample space and comfort, perfect for creating a serene retreat or a lavish guest room. The attic spaces provide tonnes of storage, ensuring that everything has its place in this well-designed home.

The outdoor area is equally impressive, featuring a very sunny west facing garden with a raised patio area for alfresco dining, a well-maintained lawn, and flower beds. A greenhouse offers the perfect spot for growing your own vegetables, adding a touch of sustainability and charm to the property. Additionally, a 26ft workshop/garage provides ample space for projects, storage, boat store or parking.

This house is currently under development is therefore will be sold as seen, providing a unique opportunity for the buyer to add their own finishing touches and make it truly their own.

The location is nothing short of amazing, with great local schools, shops, and amenities nearby. Excellent transport links, including convenient stations and easy access to London and Gatwick, make this property an ideal choice for commuters and families alike.

Don't miss out on this incredible opportunity to own a stunning property in one of Emsworth's most desirable areas



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM
19' 10" x 12' 9" (6.05m x 3.89m)

OFFICE
10' 0" x 8' 5" (3.05m x 2.57m)

KITCHEN DINER
29' 6" x 12' 9" (8.99m x 3.89m)

UTILITY ROOM
10' 10" x 5' 3" (3.30m x 1.60m)

BEDROOM FOUR / FAMILY ROOM
23' 9" x 9' 10" (7.24m x 3.00m)

W/C

FAMILY BATHROOM

BEDROOM THREE
14' 9" x 12' 4" (4.50m x 3.76m)

EN SUITE SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM ONE
23' 11" x 12' 9" (7.29m x 3.96m)

EN SUITE BATHROOM

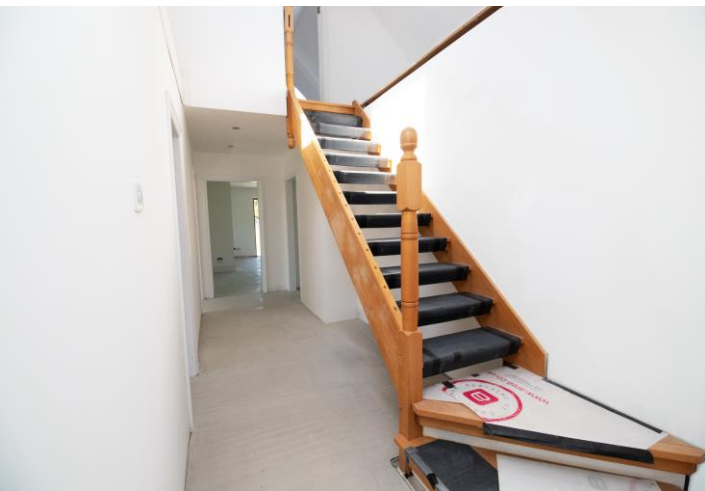
BEDROOM TWO
27' 10" x 14' 4" (8.48m x 4.37m)

OUTSIDE

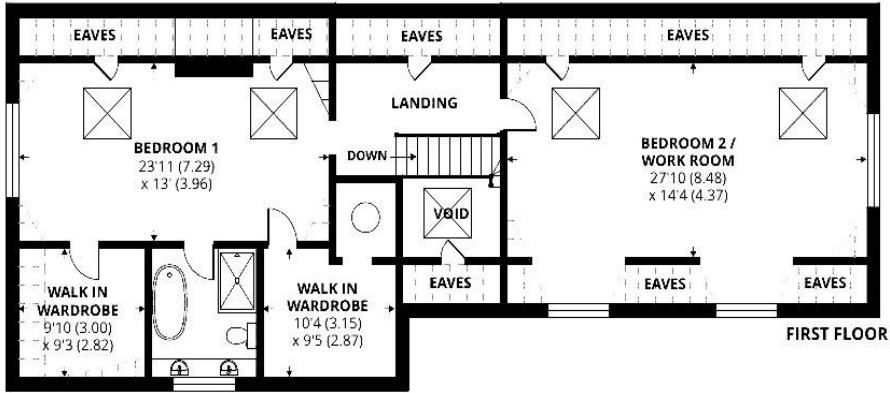
LARGE DRIVEWAY

BACK GARDEN

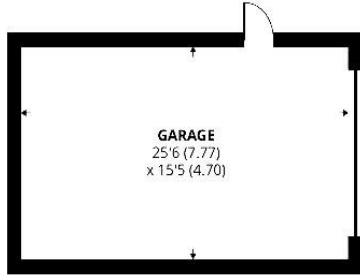
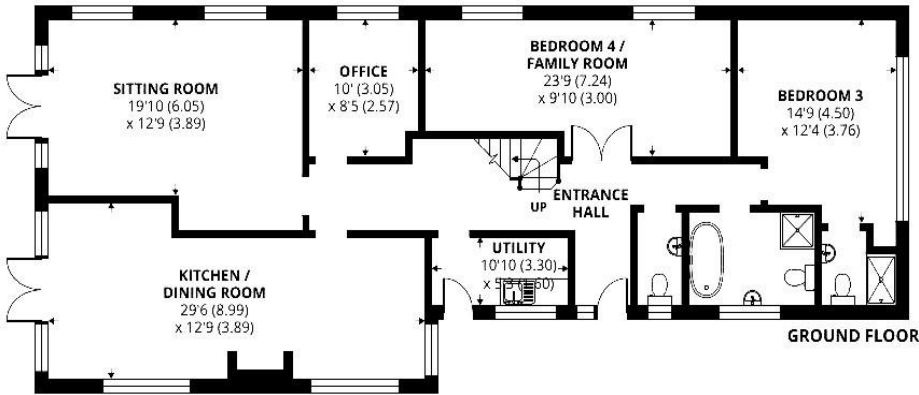
WORKSHOP / GARAGE
25' 6" x 15' 5" (7.77m x 4.70m)



Picture this...



Denotes restricted head height



Approximate Area = 3046 sq ft / 283 sq m (includes garage and excludes void)
 Limited Use Area(s) = 367 sq ft / 34 sq m
 Total = 3413 sq ft / 317 sq m
 For identification only - Not to scale

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short walk down to the Harbour and really soak up the picturesque views and surroundings in either Bosham or Emsworth? Explore the wide range of pubs, restaurants and coffee shops on offer. These two locations really are known for their peaceful, relaxing lifestyles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House
 Bosham Lane
 Bosham
 PO18 8HS

www.soloestates.co.uk
 01243 624 637
 info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm
 Sat: 9am - 4pm

