





▶ **Two Bedroom End Of Terrace House**

▶ **Spacious Sitting Room**

▶ **No Forward Chain**

▶ **Two Double Bedrooms**

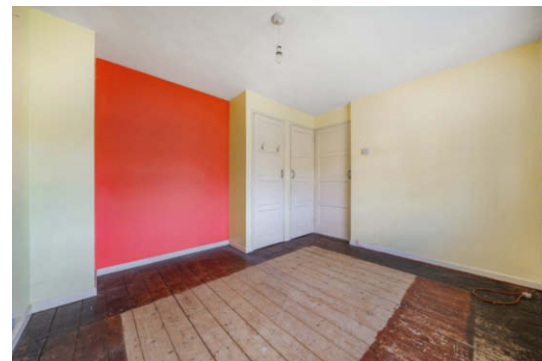
▶ **Extensive Private Garden**

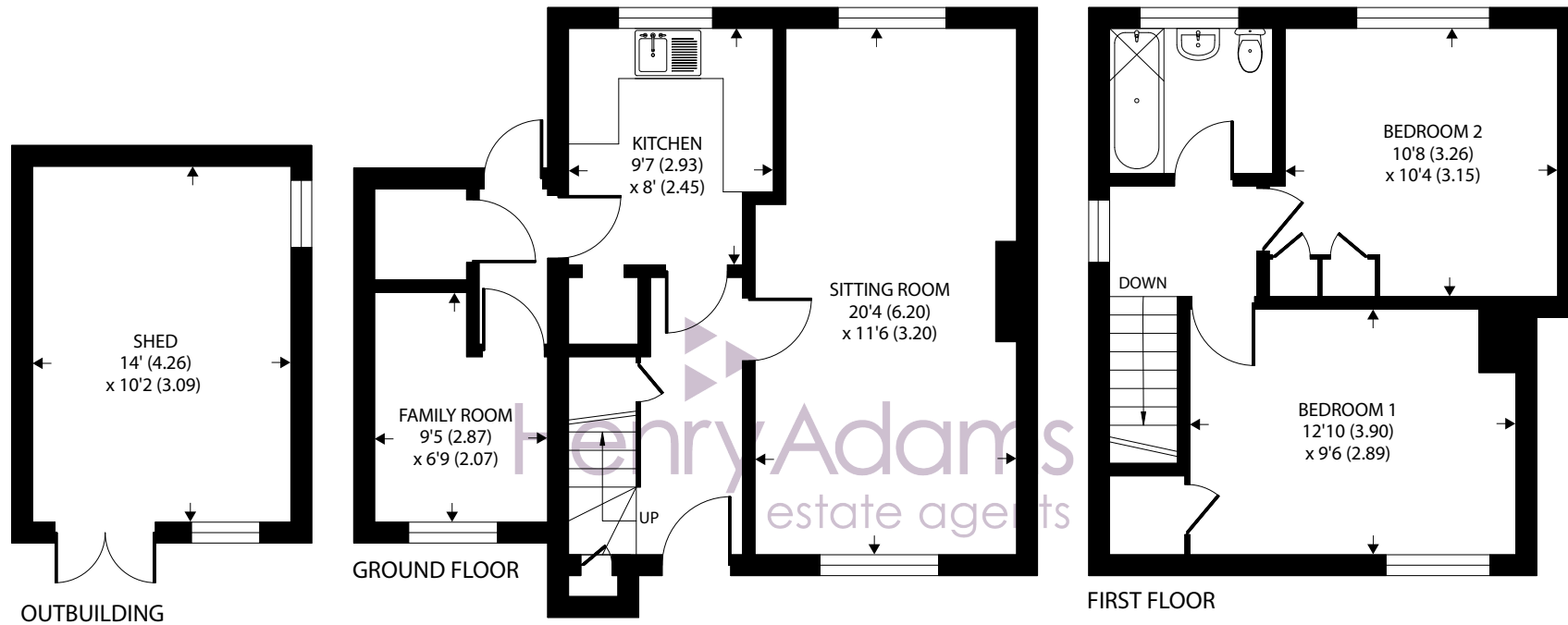
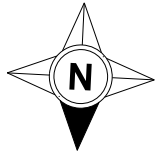
▶ **Viewing Highly Advised**

Introducing this two-bedroom end of terrace house that presents an exceptional opportunity for those seeking a property with immense potential for modernisation.

Stepping inside, you are greeted by a spacious sitting room, offering a welcoming space to relax and unwind. Moving through the property, you will find two generously sized double bedrooms that provide ample accommodation for individuals, couples, or small families. The allure of this home lies in its promise of transformation, presenting the perfect canvas for those looking to create a bespoke living space tailored to their tastes and preferences. Boasting an extensive private garden, this property offers the luxury of outdoor space, providing opportunities for al fresco dining, entertaining guests, or simply enjoying the tranquillity of nature.

With no forward chain, this property stands as an attractive prospect for those seeking a blank canvas on which to craft their dream home. Viewing is highly advised to truly appreciate the potential that this property holds.





70 Garsons Road

Approximate Area = 813 sq ft / 75.5 sq m

Outbuilding = 142 sq ft / 13.1 sq m

Total = 955 sq ft / 88.6 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). © njchecom 2024. Produced for Henry Adams. REF: 1190134

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.

25th September 2024

