



## 18 The Drive

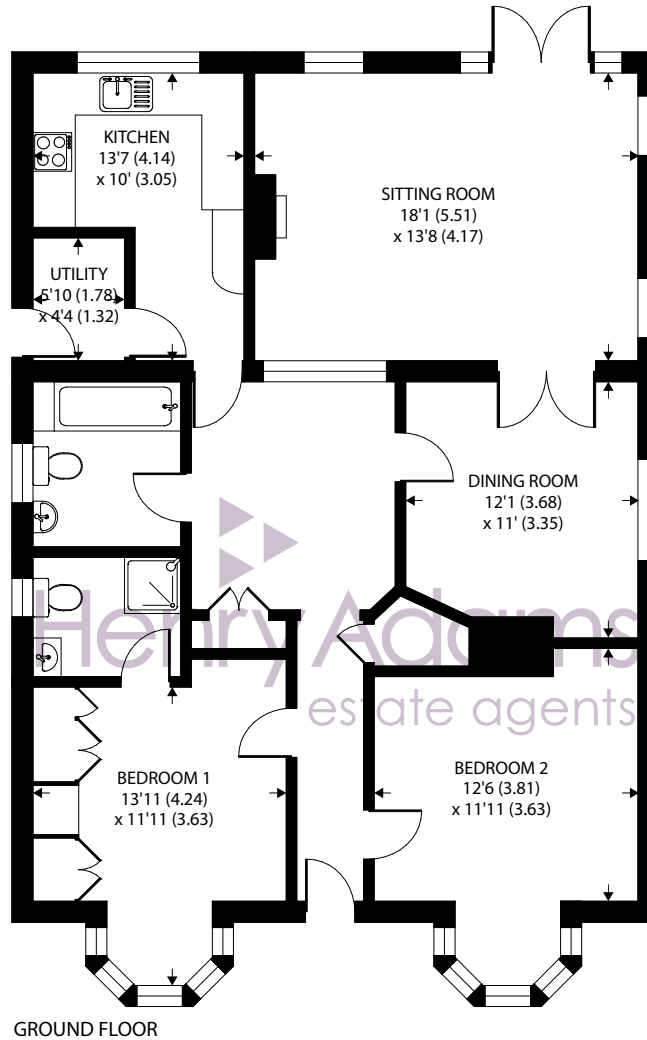


- ▶ **Two / Three Bedroom Detached Bungalow**
- ▶ **Some Modernisation Required**
- ▶ **Bedroom One With Fitted Wardrobes & En-suite**
- ▶ **Secure Well Maintained Garden**
- ▶ **No Forward Chain**
- ▶ **Spacious & Versatile Accommodation**
- ▶ **Spacious Sitting Room Over Looking Garden**
- ▶ **Utility Room**
- ▶ **Drive Providing Off Road Parking**

Welcome to this charming two/three-bedroom detached bungalow, offering a delightful blend of spacious living areas and versatile accommodation. This property presents a wonderful opportunity for someone seeking a home they can put their stamp on, with some modernisation required to truly make it their own. As you step inside, you are greeted by a spacious sitting room that overlooks the tranquil garden, flooding the room with natural light and offering a serene place to relax and a dining room. The property boasts a beautifully appointed bedroom one, complete with fitted wardrobes and an en-suite for your convenience. Additionally, a second bedroom and a bathroom and a utility room add to the practicality of the home, providing essential space for laundry and storage.

Step outside and discover the delightful outdoor space that this property has to offer. The secure private garden provides a safe and serene haven for you to enjoy, whether you are looking to unwind after a long day or host gatherings with loved ones. With a drive that provides convenient off-road parking, you will never have to worry about finding a spot for your vehicle when you return home. This property is offered with no forward chain, making it an enticing option for those looking to make a swift and hassle-free move to their next.





GROUND FLOOR

## 18 The Drive, Emsworth

Approximate Area = 1163 sq ft / 108 sq m (Includes Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1205447

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 small village situated just to the east of Emsworth and to the west of Chichester both of which offer a train station and a variety of shops. Southbourne offers a local supermarket for everyday goods nearby, as well as several local pubs. the 700 bus service (three hourly) and Southbourne station to London Victoria, Gatwick, Brighton, Southampton and Portsmouth There are some lovely walks in the near vicinity, with the foreshore at nearby Prinsted and Chidham being two notable examples, both of which have beautiful scenery and an abundance of wildlife. There are numerous sporting activities in the area, including windsurfing and surfing in the Witterings and golf and racing at Goodwood, just to the north of Chichester. Goodwood also hosts the famous Festival of Speed and Revival Meetings.

4th November 24

