



## 6 Lazy Acre

Southbourne, Emsworth, PO10 8HW

Offers in excess of £275,000



**SOUTHBOURNE LOCATION - CLOSE TO CHICHESTER AND EMSWORTH \*\* TWO BEDROOM FREEHOLD HOME \*\*  
GENEROUS GARDEN, READY TO BE LANDSCAPED AND LOVED \*\* RESIDENTS CAR PARK \*\* NO FORWARD CHAIN  
\*\***





Welcome to Lazy Acre...

Situated in the heart of the village of Southbourne on the West Sussex and Hampshire border, is this two bedroom terraced home for sale. Equidistance to both Emsworth and Chichester and within walking distance of Southbourne train station, the location of this home is perfect!

Entering via the front door you arrive in the entrance hall which has stairs to the first floor and a door to the lounge diner. The lounge diner is an L-shaped room with double glazed windows to the front and rear aspects. There is a door through to the kitchen. The kitchen is fitted with a range of wall and base units with worktop overs and space for a range of under-counter free standing appliances. There is a double glazed window and door to the garden.

On the first floor there are two double bedrooms, each with a window to their respective elevation and finished with carpet. There is a shower room fitted with a shower cubicle, low-level flush WC, wash hand basin and the room is finished with tiling and two Velux windows.

Externally the property benefits from a good-sized rear garden for the size of the property, which is largely laid with paving and planting borders of exoctic plants. There is a large garden shed at the base of the garden and pedestrian access to/from the residents car park.

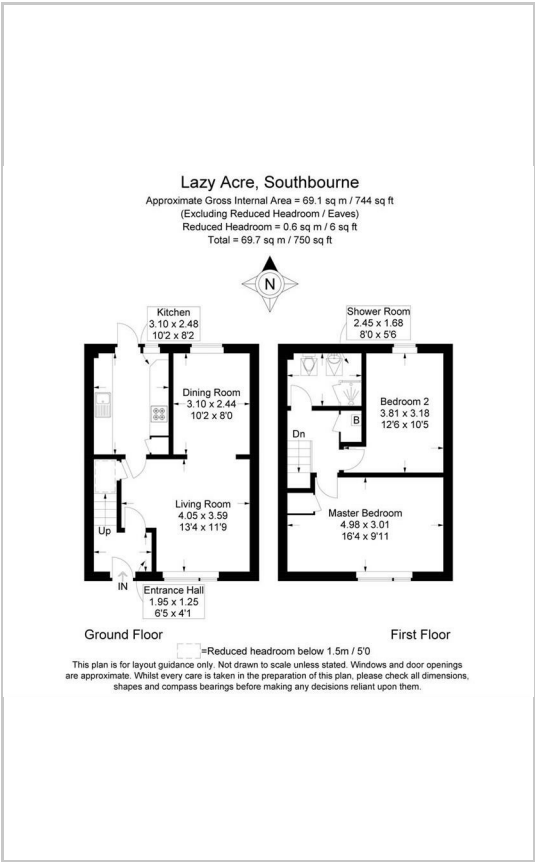
The car park has a total of 6 spaces for residents and their visitors on a first come first serve basis.

The property is freehold and offered with no forward chain. Viewings are strictly by appointment only but available 7 days a week with pre-booking.

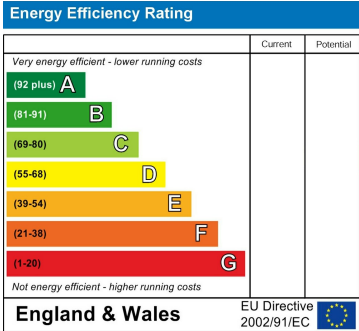
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.