





**TWO PARKING SPACES, ENSUITE & LARGEST PLOT ON THIS STYLE PROPERTY.** This well-presented home in Brook Close, Nutbourne, offers a practical layout with modern comforts in a sought-after village setting. With two bedrooms, generous living space, and a convenient location close to both countryside and the coast, it makes an excellent choice for first-time buyers, downsizers, or small families looking for a home with charm and flexibility.

- TWO BEDROOM MODERN HOME
- OPEN-PLAN LIVING AND DINING ROOM
  - MODERN KITCHEN
- MASTER BEDROOM WITH BUILT IN STORAGE
  - FAMILY BATHROOM
  - EN SUITE SHOWER ROOM
    - DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- CLOSE TO COUNTRYSIDE AND COAST
- EXCELLENT TRANSPORT LINKS



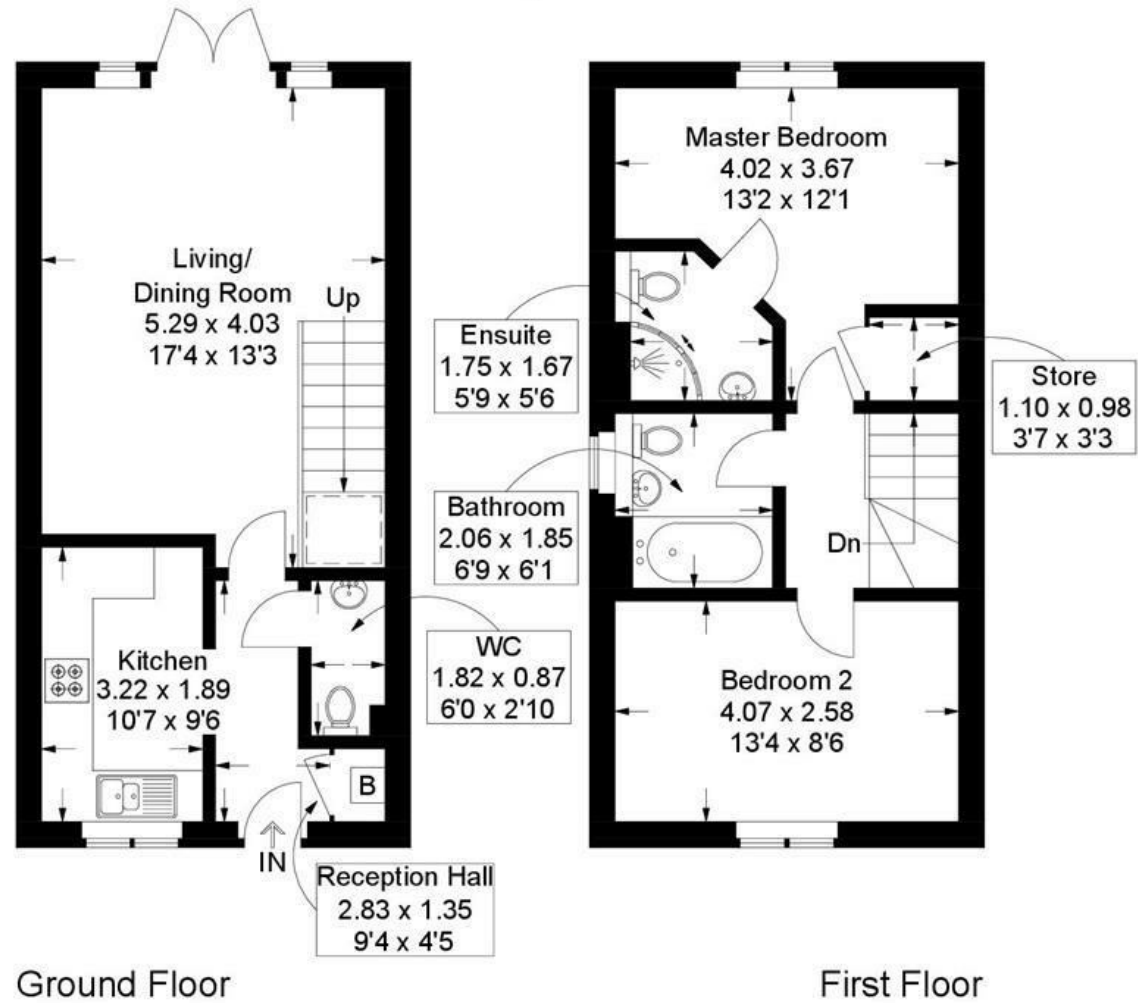
# Brook Close, Nutbourne

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.7 sq m / 7 sq ft

Total = 69.8 sq m / 751 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.