

NEXA PROPERTIES

LAUDER CLOSE, SOUTHBOURNE

PRICE GUIDE £440,000









LARGE REAR GARDEN

Beautifully modernised and impeccably presented, this three-bedroom semi-detached home is set within a peaceful residential cul-de-sac in Southbourne, approached via the attractive semi-rural South Lane.

Occupying a generous plot, the property boasts a spacious, sun-filled rear garden along with off-road parking. Inside, the home is finished to a high standard throughout. The ground floor features a contemporary fitted kitchen/dining room with integrated appliances, flowing through to a bright and inviting lounge.

Upstairs, there are three well-proportioned bedrooms, all neutrally decorated, alongside a stylish family bathroom. Additional benefits include gas central heating and double glazing throughout.

Externally, the property truly shines with its large, private, enclosed rear garden. Complete with a patio area and pizza oven, it provides an ideal setting for outdoor dining, entertaining, or simply relaxing with family and friends.

Enjoying a semi-rural setting, the home is perfectly placed for scenic walks and cycling routes, while remaining conveniently close to local schools. Westbourne Village is just a short drive away, offering a range of amenities including cafés, pubs, shops, a bakery, a church, and a doctor's surgery. Southbourne railway station is also nearby, with excellent access to the A3, making it ideal for commuters or trips to Chichester and Portsmouth.



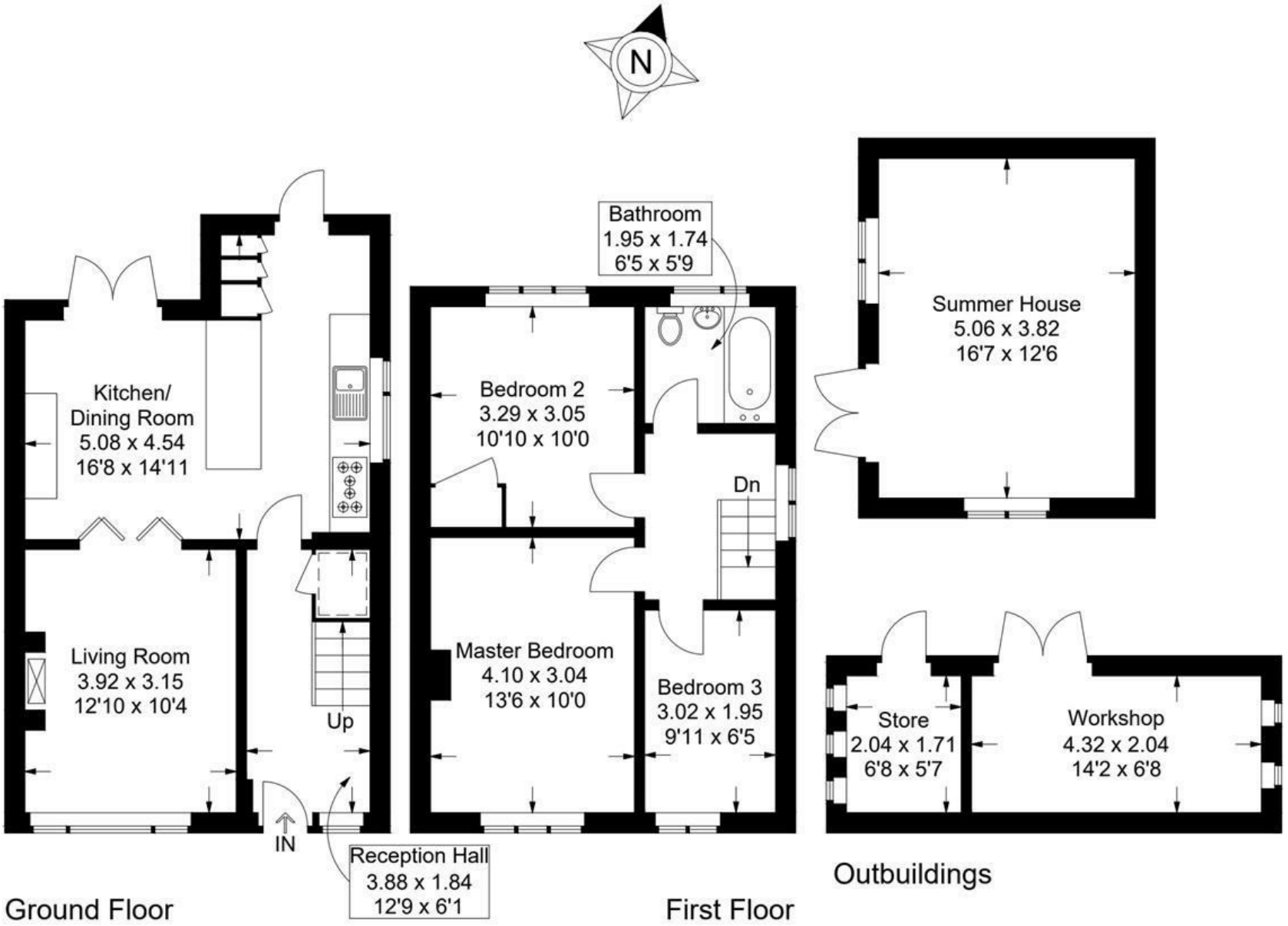




- Three Bedrooms
- Semi-Detached House
- Beautifully Presented Throughout
- Large Rear Garden
- Ample Off Road Parking
- Garden Cabin With Power & Light
- Semi Rural Cul-De-Sac Location
- Double Glazing & Central Heating

Lauder Close, Southbourne

Approximate Gross Internal Area = 79.8 sq m / 858 sq ft
Outbuildings = 32.7 sq m / 352 sq ft
Total = 112.5 sq m / 1210 sq ft



=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.