

NEXA PROPERTIES

WORCESTER DRIVE, SOUTHBOURNE

ASKING PRICE £325,000









Situated within the attractive Priors Orchard development in Southbourne, this well-proportioned two bedroom home offers spacious and versatile accommodation. Priors Orchard is a beautifully designed residential development with an attractive setting and the added benefit of its own children's play park, making it particularly appealing to young families, couples and those looking for a modern home within this popular village location.

The ground floor is entered via a generous reception hall, providing a welcoming entrance and useful space before leading through to the principal accommodation. To the rear is an impressive living/dining room, measuring approximately 15'1 x 14'11, providing plenty of room for both comfortable seating and a dining area, with French doors opening directly onto the rear garden. The separate kitchen is positioned to the front of the property and the ground floor is completed by a convenient WC.

Upstairs, the property offers two particularly generous double bedrooms. The principal bedroom measures approximately 15'1 x 10'10, while Bedroom Two is equally impressive at approximately 15'1 x 9'4. Both rooms provide excellent space for bedroom furniture and storage. A well-appointed family bathroom serves both bedrooms and completes the first-floor accommodation.

Priors Orchard is an attractive and well-planned development in the popular village of Southbourne, with its own children's play park creating a welcoming environment for families. Southbourne offers a range of local amenities and schooling, with nearby Emsworth and Chichester providing a wider selection of shops, restaurants and leisure facilities.



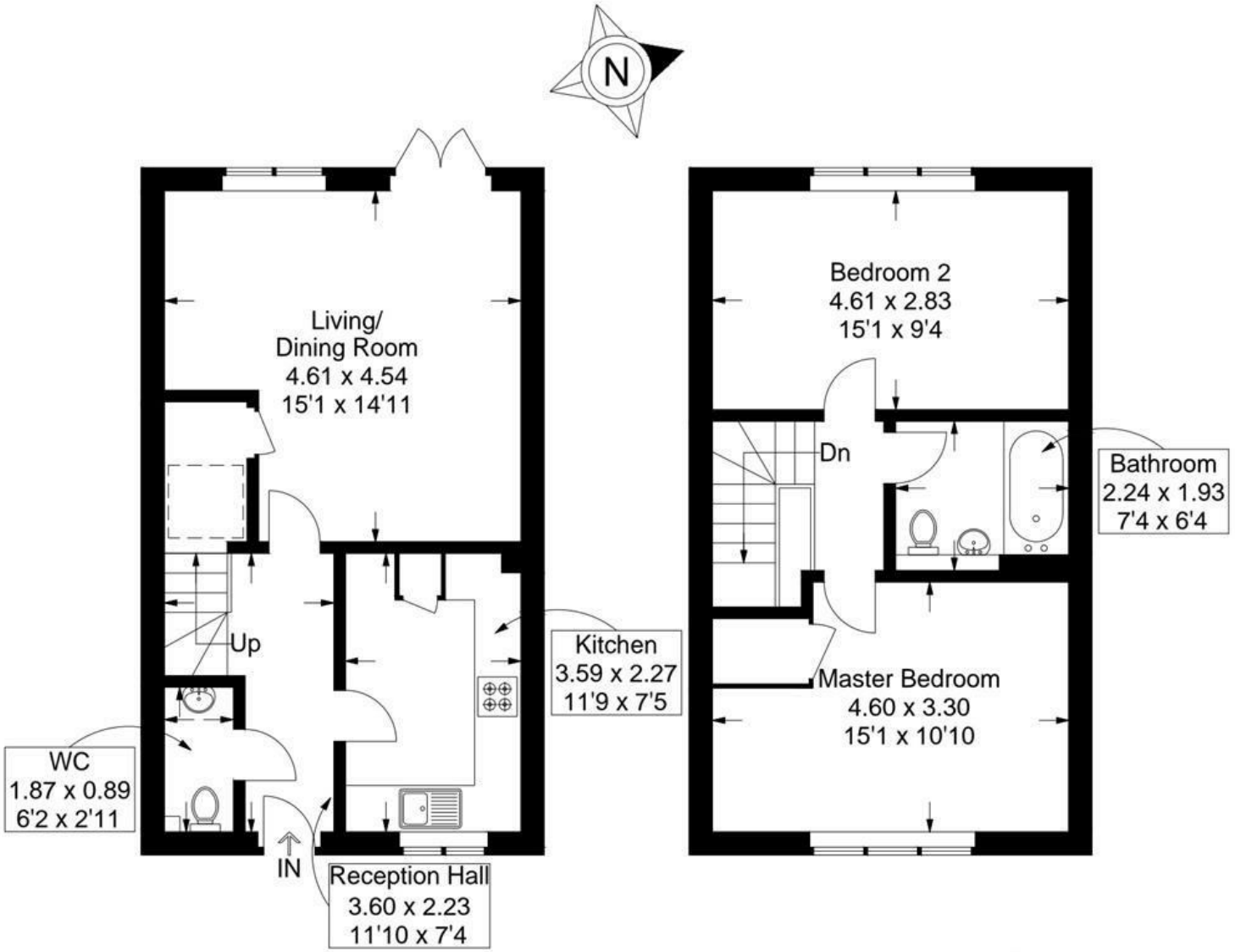




- PRIORS ORCHARD DEVELOPMENT
- TWO DOUBLE BEDROOMS
- FRENCH DOORS TO GARDEN
- GROUND FLOOR WC
- GENEROUS PRINCIPAL BEDROOM
- MODERN FAMILY BATHROOM
- SEPARATE FITTED KITCHEN
- SPACIOUS LIVING/DINING ROOM
- CHILDREN'S PLAY PARK
- GOOD TRANSPORT CONNECTIONS

Worcester Drive, Southbourne

Approximate Gross Internal Area = 76 sq m / 818 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 76.9 sq m / 828 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.