

NEXA PROPERTIES

ALFREY CLOSE, EMSWORTH

PRICE GUIDE £480,000









NEXA Properties is delighted to offer this CHAIN FREE substantial four- bedroom detached family home, tucked away in the popular Alfrey Close, Southbourne. Offering approximately 1,663 sq. ft. of internal accommodation, the property provides fantastic living space with three reception areas, four bedrooms, two bathrooms, an integral garage and conservatory, making it an excellent long-term home.

The ground floor is particularly spacious, with a generous reception hall leading into the impressive 19'2 living room, which in turn opens into the conservatory overlooking the rear. A separate dining room provides excellent entertaining space, while the kitchen measures approximately 14'1 in length. There is also a useful downstairs cloakroom and WC and direct access to the 18'3 integral garage, offering excellent storage, and a compact utility area, with plumbing for washing machine etc. There is further potential, subject to any necessary consents.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with fitted storage and its own ensuite shower room. Bedroom two is another excellent double at approximately 11'8 x 11'5, with bedrooms three and four providing further versatile accommodation. A separate family bathroom completes the first floor.

Outside, the property benefits from driveway parking, an integral garage and established gardens, with further parking available outside the property.

Alfrey Close enjoys a convenient position within Southbourne, with local shops, schools and amenities nearby. Southbourne railway station and bus services provides connections towards Chichester, Portsmouth and London while the surrounding area offers easy access to Emsworth, Chichester Harbour and the beautiful coastline.

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY PARKING & INTEGRAL GARAGE
- ESTABLISHED GARDENS
- PRINCIPAL BEDROOM ENSUITE
- FAMILY BATHROOM
- DOWNSTAIRS WC
- GENEROUS CONSERVATORY
- EXCELLENT TRANSPORT LINKS

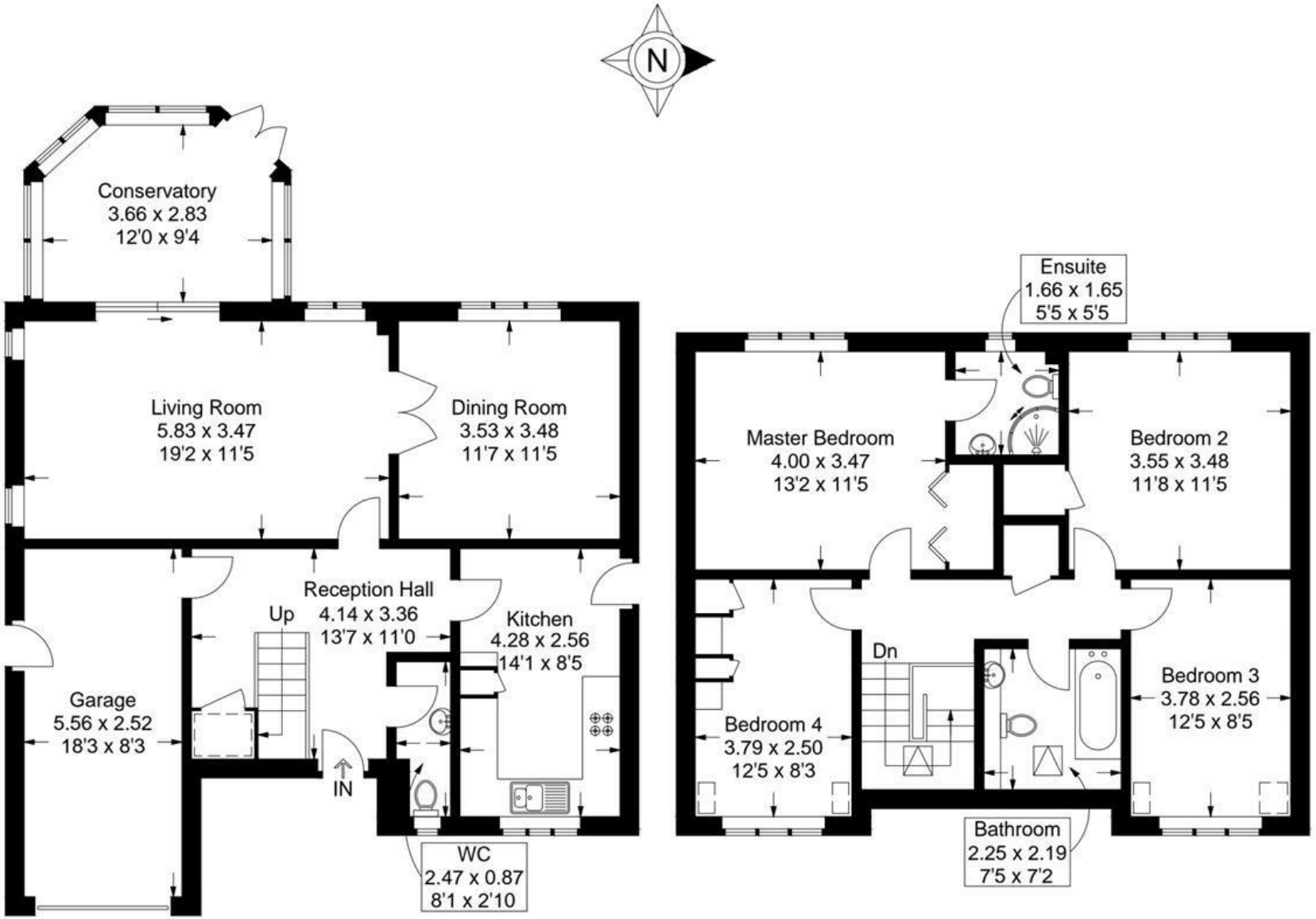






Alfrey Close, Southbourne

Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 1.2 sq m / 13 sq ft
Total = 155.7 sq m / 1676 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.