



OVER 60?

Secure this property
for up to **59% less!**

Price
£365,000

Freehold

3x  1x  1x 

**Elm Grove, Main Road,
Nutbourne, West
Sussex, PO18**

cubitt & west
Helping you move forwards



Main features

- Immaculate throughout with original features
- Renovated family home
- Open plan lounge/dining room
- Ideal home for someone looking to move straight in
- Allocated parking for 2 cars

Accommodation

GROUND FLOOR

Hallway

Lounge : 11'5 x 10'11 (3.48m x 3.33m)

Dining Area: 16'3 x 11'11 (4.96m x 3.63m)

Kitchen : 13'8 x 7'7 (4.17m x 2.31m)

FIRST FLOOR

Landing

Bedroom 1: 11'11 x 9'10 (3.63m x 3.00m)

Bedroom 2 : 10'11 x 9'9 (3.33m x 2.97m)

Bedroom 3: 7'5 x 5'2 (2.26m x 1.58m)

Bathroom

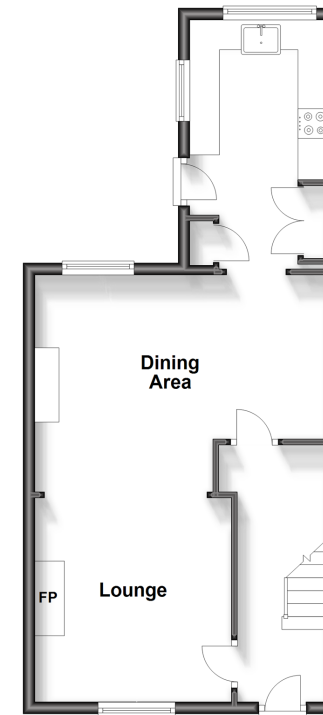
OUTSIDE

Rear Garden

Allocated Parking

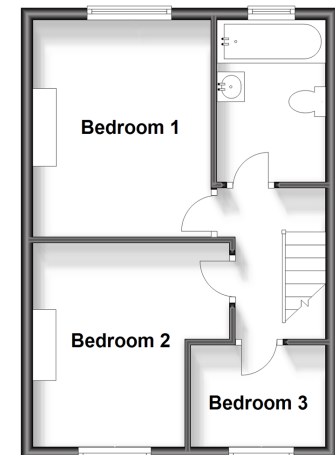
Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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