



**Price**  
**£380,000**

**Freehold**

3x  1x  1x 

**Alfrey Close,  
Southbourne, West  
Sussex, PO10**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Built circa 2021, with remainder of the NHBC cert
- Very well presented throughout
- Situated close to local amenities and transport links
- Coastal and rural walks nearby
- No forward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'9 x 16'2 (5.11m x 4.93m)

Kitchen : 14'1 x 7'7 (4.30m x 2.31m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 16'7 x 9'4 (5.06m x 2.85m)

Bedroom 2: 13'9 x 8'6 (4.19m x 2.59m)

Bedroom 3: 9'7 x 7'2 (2.92m x 2.19m)

Bathroom

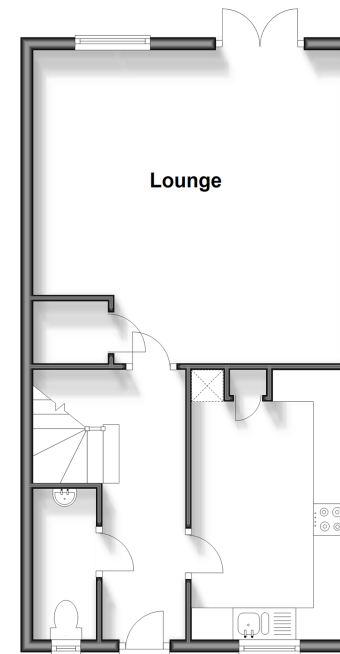
### OUTSIDE

Rear Garden

Off Road Parking

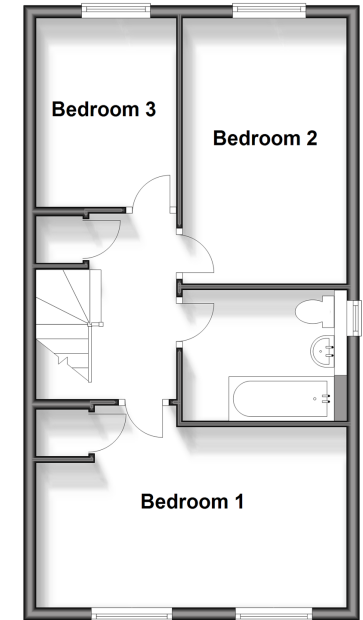
### Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



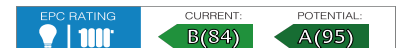
### First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://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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