



Merrivale Court – Stein Road – Southbourne – Hampshire – PO10 8LL

A two-bedroom first floor apartment in a popular retirement development close to shops



## 35 Merrivale Court

Entrance hall • Sitting room • Two Bedrooms •  
Kitchen • Shower room

**£189,950 leasehold**

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Merrivale Court is situated off Stein Road to the north of Southbourne Station and is within walking distance of local shops. The properties are arranged over two floors with gardens to the rear.

An attractive two-bedroom first floor apartment recently refurbished with new kitchen and shower room.

Facilities include a resident scheme manager, residents' lounge which leads into a conservatory overlooking the gardens, laundry, door entry system and an alarm and intercom system in each property.

Parking is in the central courtyard and several of the apartments face onto landscaped gardens.

Communications are excellent - the A3(M) north at junction 5 is about eleven miles with the A27 connecting with the M27 at Cosham about eight miles to the west.

99 year lease from 1987 (64 years remaining), no ground rent and pensionable age covenant.

**For viewings please contact the  
Scheme Manager on 01243 372925 or  
Fifty5plus on 01488 668655**



*Kitchen*



*Sitting room*



*Bedroom*

# The Property

Two bedroom first floor apartment with approximate room dimensions as follows: Entrance Hall with stairs to landing. Inner Hall with airing cupboard and loft access with fitted stairs. Sitting Room (15'1" x 11'4") New south-west facing kitchen (9'6" max x 8'5" max) with breakfast bar, wall and floor cupboards, integrated Bosch ovens and microwave, built-in fridge & freezer. Bedroom 1 (10'11" x 11'4" including Hammonds fitted double wardrobe and dressing unit) Bedroom 2 (12'7" x 7'7" including double wardrobe) Shower room with Mira power shower. Double glazing and thermostatically controlled electric heating. New front door.

# Directions to Merrivale Court

From the A27 south-west of Havant take the A259 to Emsworth and Southbourne. Continue over Hermitage Bridge and into Main Road. As you approach Southbourne you will pass Garsons Road on your left followed by The Drive and after passing the Post Office and at the mini roundabout turn left into Stein Road.

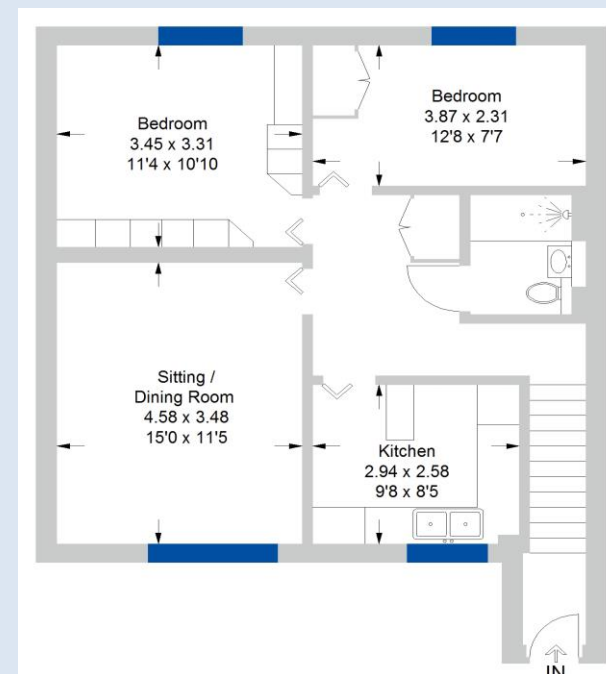
Pass over the railway line and then Cooks lane on your right and Manor Road on your left. In about 150 yards the entrance to Merrivale Court will be found on the left.



Bedroom 2



Shower room



### Approximate gross internals:

**Total: 63.2 sq m / 680 sq ft**

**Energy performance rating: 77**

**Service charge: £1,908 p.a.**

**Council tax banding: B**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Merrivale Court

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Merrivale Court consists of 37 apartments designed and built in 1987 in traditional construction with a variety of brick and rendered elevations. The apartments are arranged around a landscaped courtyard with visitors parking.

## Location

Southbourne is an attractive village just north of Prinsted at the head of the Thorney Channel. The larger centre of Emsworth is about three miles away and Chichester is about ten minutes by car.

St John's Anglican Church and Southbourne Free Church are both just a short walk away. The Southbourne bowling green is located in New Road, just off Stein Road and nearby within walking distance is a supermarket.

## Further afield

The surrounding area is very attractive with many places of interest to see including the magnificent Fishbourne Palace which may have been abandoned in the fourth century. Earnley Butterflies and Gardens, Sussex Falconry Centre and Goodwood House are all nearby.

Communications are excellent - the A3(M) north at junction 5 is about eleven miles with the A27 connecting with the M27 at Cosham about eight miles to the west.

A bus service runs regularly from the Chichester Road to Chichester city centre and trains to London (Victoria) take just under two hours.



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