



STEVE GRANTHAM  
BESPOKE ESTATE AGENT

35 North Road, Horndean, PO8 0EH  
Guide price £550,000



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# 35 North Road

Horndean, PO8 0EH

- DETACHED CHALET STYLE HOME
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- HUGE SCOPE & POTENTIAL (STPP)
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SIZEABLE WEST FACING GARDEN
- NO FORWARD CHAIN

Occupying a wonderfully proportioned plot of approximately 0.19 of an acre, this attractive detached chalet style home offers an exciting opportunity for buyers looking to secure a property with space, privacy and enormous future potential in a highly regarded North Horndean location.



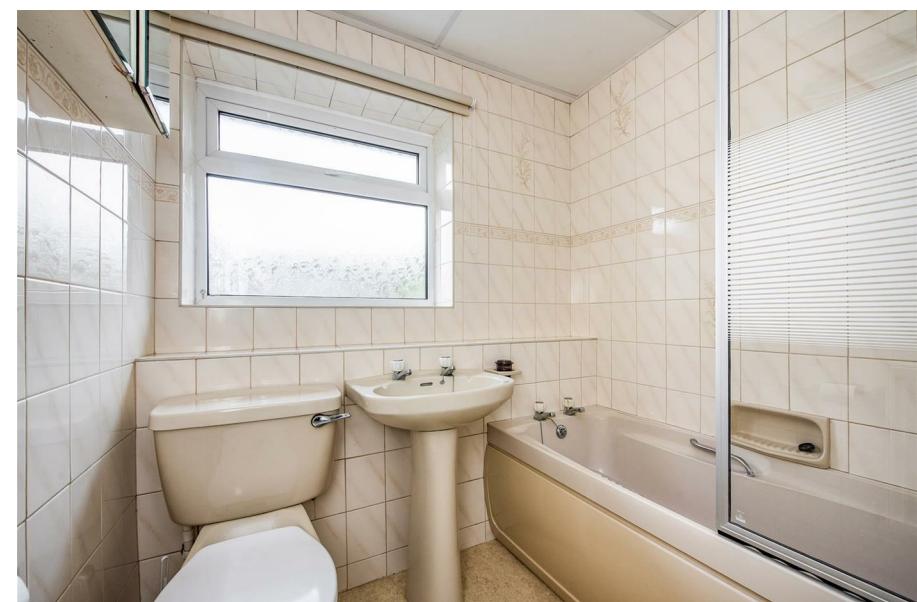
Set back from the road behind a private driveway and garage, the property immediately hints at the space on offer, but it is the rear garden that truly sets this home apart. Enjoying a westerly aspect, the garden is a superb size, mainly laid to lawn with mature planting, trees and established borders creating a high degree of seclusion. It is a plot rarely found and offers exceptional scope to extend outwards or further utilise the remaining roof space (subject to the necessary planning consents).

Internally, the accommodation is both versatile and well balanced, typical of chalet design, with generous room proportions throughout.

The ground floor provides a welcoming entrance hall, a good size dining room, separate kitchen leading through to a conservatory overlooking the garden, a ground floor bathroom and two well proportioned bedrooms. This layout offers flexibility for those needing ground floor sleeping accommodation, multi-generational living or simply additional reception space.

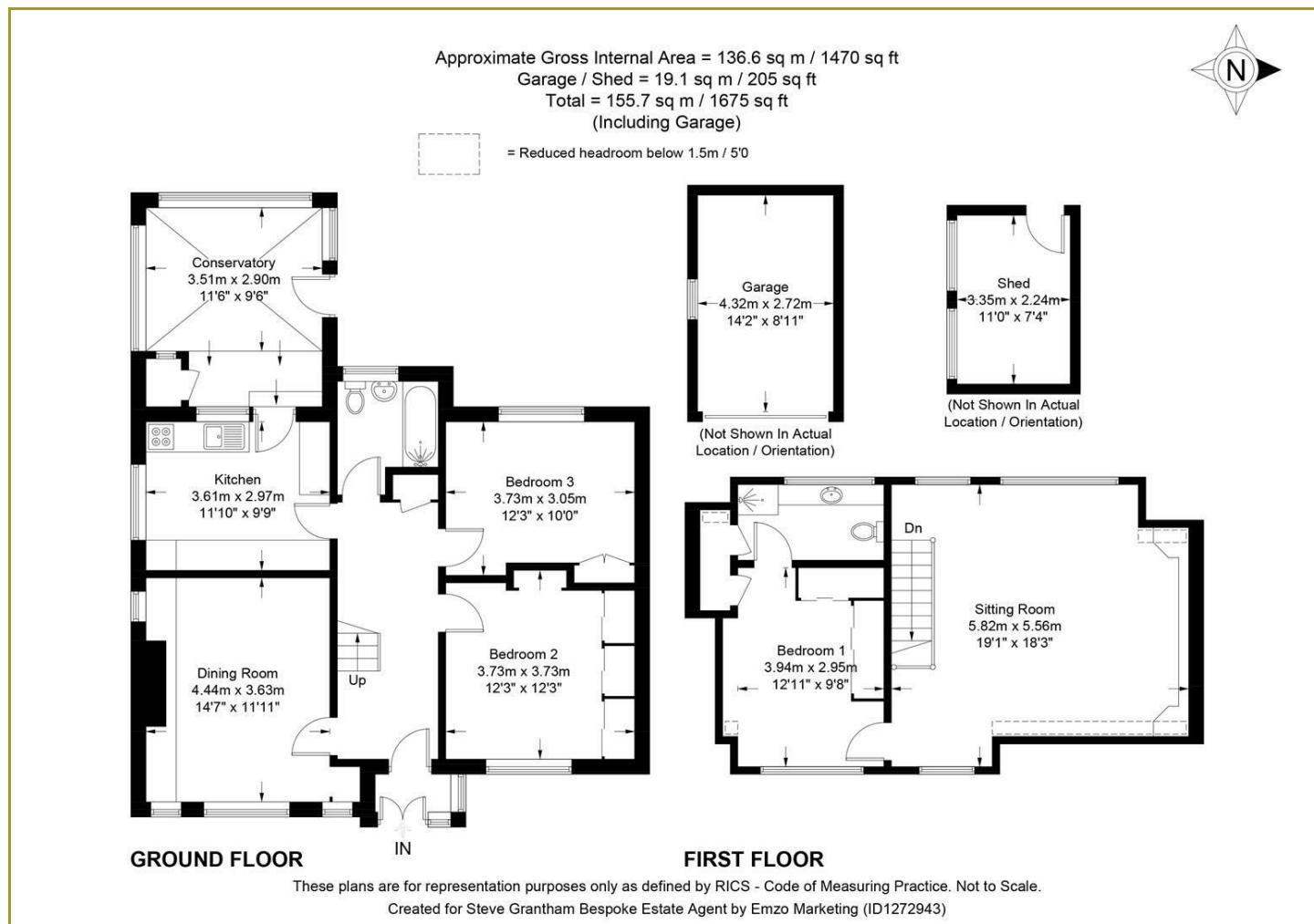
Upstairs, a particularly impressive sitting room spans much of the width of the house, enjoying elevated views and excellent natural light. A further bedroom and cloakroom complete the first floor, along with access to the remaining loft areas which present clear potential for conversion, subject to planning.

While the property would benefit from general modernisation, it has been well cared for and represents a rare chance to create a substantial long-term family home in a sought after residential setting.

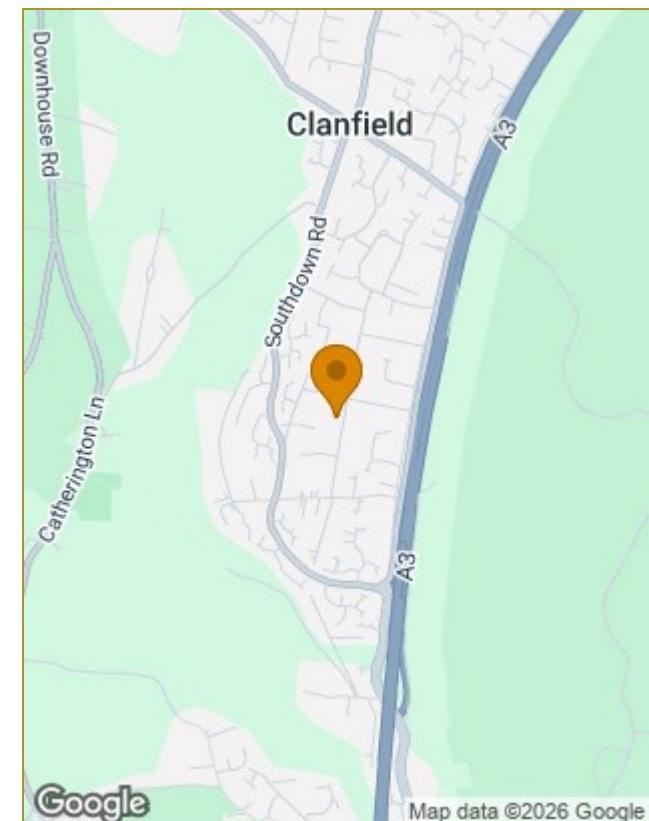




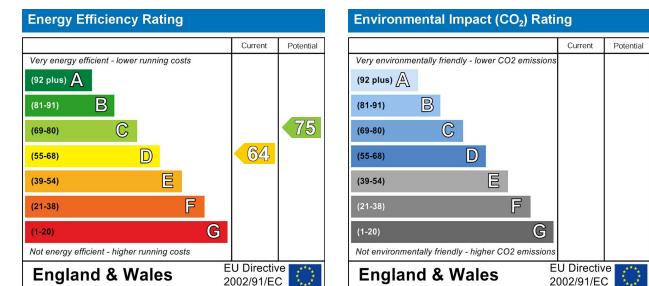
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015  
 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

