



Estate Agents  
**Hurst**

17 Southbourne House Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

£285,000

# 17 Southbourne House Amersham Hill, High Wycombe, Buckinghamshire, HP13 6HJ

An extremely well presented two DOUBLE bedroom split level maisonette offered to the market in show home condition throughout. The property is located just a short two minute walk of High Wycombe train station (which connects to London Marylebone in under 30 minutes) and town centre. The accommodation comprises: entrance porch, large L-Shaped lounge/diner with patio door leading out to a SOUTH FACING private balcony, modern fitted kitchen, two DOUBLE bedrooms and modern family bathroom. The property further benefits; garage, hard wired internet in each room (bar the kitchen), new Fuse Board fitted in 2022, well maintained communal gardens, gas central heating (NEW boiler installed in 2022) and UPVC double glazing (fully replaced in 2022). Ample on street parking is available on the doorstep of the development (an initial parking permit for the year is around £80, with an additional £50 charge for extra vehicles). The vendor will be extending the lease upon completion of sale\*.



**STONES THROW FROM TRAIN STATION!  
FULLY REFURBISHED THROUGHOUT  
IMMACULATE SHOW HOME CONDITION  
SPLIT LEVEL MAISONETTE  
SOUTH FACING PRIVATE BALCONY  
TWO DOUBLE BEDROOMS  
NEWLY EXTENDED LEASE UPON COMPLETION  
GARAGE  
NEW GAS BOILER INSTALLED IN 2022  
NEW UPVC DOUBLE GLAZING INSTALLED IN  
2022**







## Southbourne House

Approximate Gross Internal Area  
 Ground Floor = 23 sq ft / 2.1 sq m  
 First Floor = 352 sq ft / 32.7 sq m  
 Second Floor = 351 sq ft / 32.6 sq m  
 Third Floor = 351 sq ft / 32.6 sq m  
 Garage = 131 sq ft / 12.2 sq m  
 Total = 1208 sq ft / 112.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)