

ST JAMES PARK

SOUTHSEA



THE EXBURY | PLOT 03

**Spacious two bedroom mews home with garden,
dedicated parking and EV charging**

Generously sized open plan living/dining room with access through French doors onto the private garden. The recessed German manufactured kitchen comes complete with integrated appliances and feature breakfast bar.

The first floor hosts two double bedrooms, the master complete with en-suite whilst the second bedroom is complimented by luxury family.

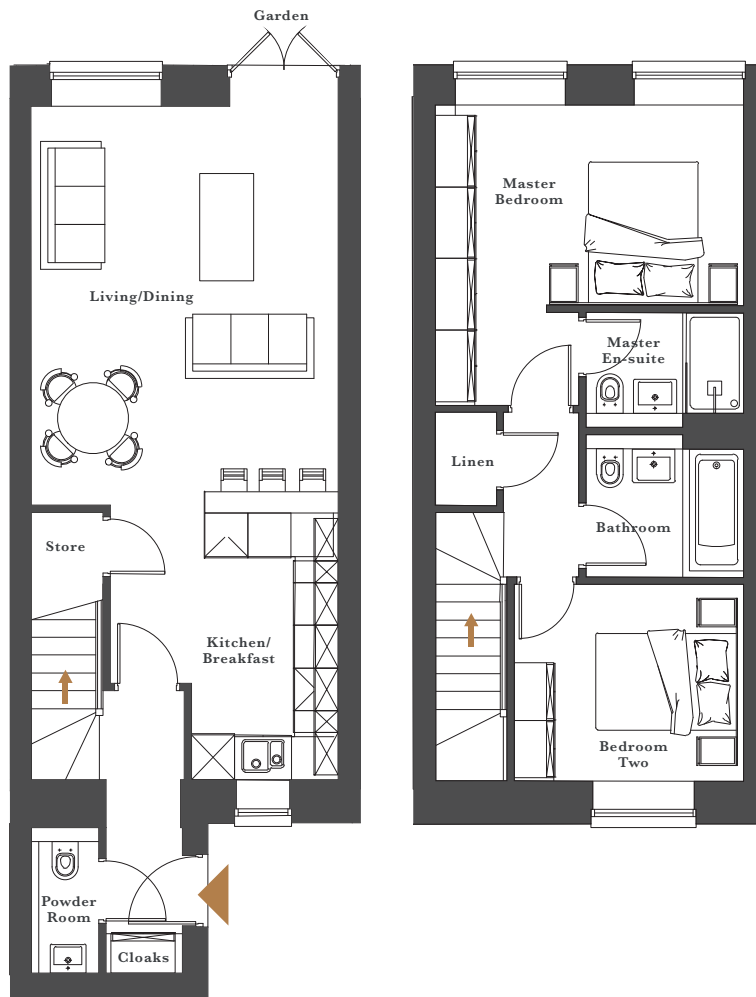
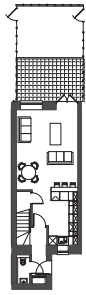
This property also offers a downstairs powder room, ample storage space, dedicated parking for two vehicles and EV charging.

PROVISIONAL

PLOT 03

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Layout Showing
Provisional
Garden Space



GROUND FLOOR

Living/Dining	5540 x 4255	(18' 2" x 14' 0")
Kitchen/Breakfast	3990 x 2010	(13' 1" x 6' 7")
Powder Room	1990 x 895	(6' 6" x 2' 11")

FIRST FLOOR

Master Bedroom	4260 x 4145	(14' 0" x 13' 7")
Master En-suite	2150 x 1555	(7' 1" x 5' 1")
Bedroom Two	3150 x 2700	(10' 4" x 8' 10")
Bathroom	2150 x 1940	(7' 1" x 6' 4")

Please note: All dimensions are maximum unless otherwise stated and based on provisional drawings and therefore should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.