

ST JAMES PARK

SOUTHSEA



THE EXBURY | PLOT 06

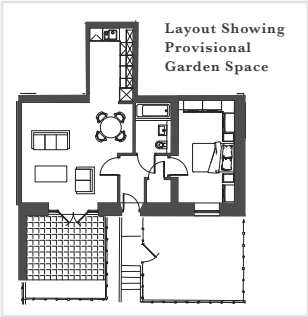
**Luxury one bedroom bungalow with garden,
dedicated parking and EV charging**

Spacious open plan living/dining room and French doors leading to the private garden. The recessed German manufactured kitchen comes complete with integrated appliances.

Generously sized master bedroom complimented by the luxury family bathroom.

This property also offers dedicated parking with EV charging.

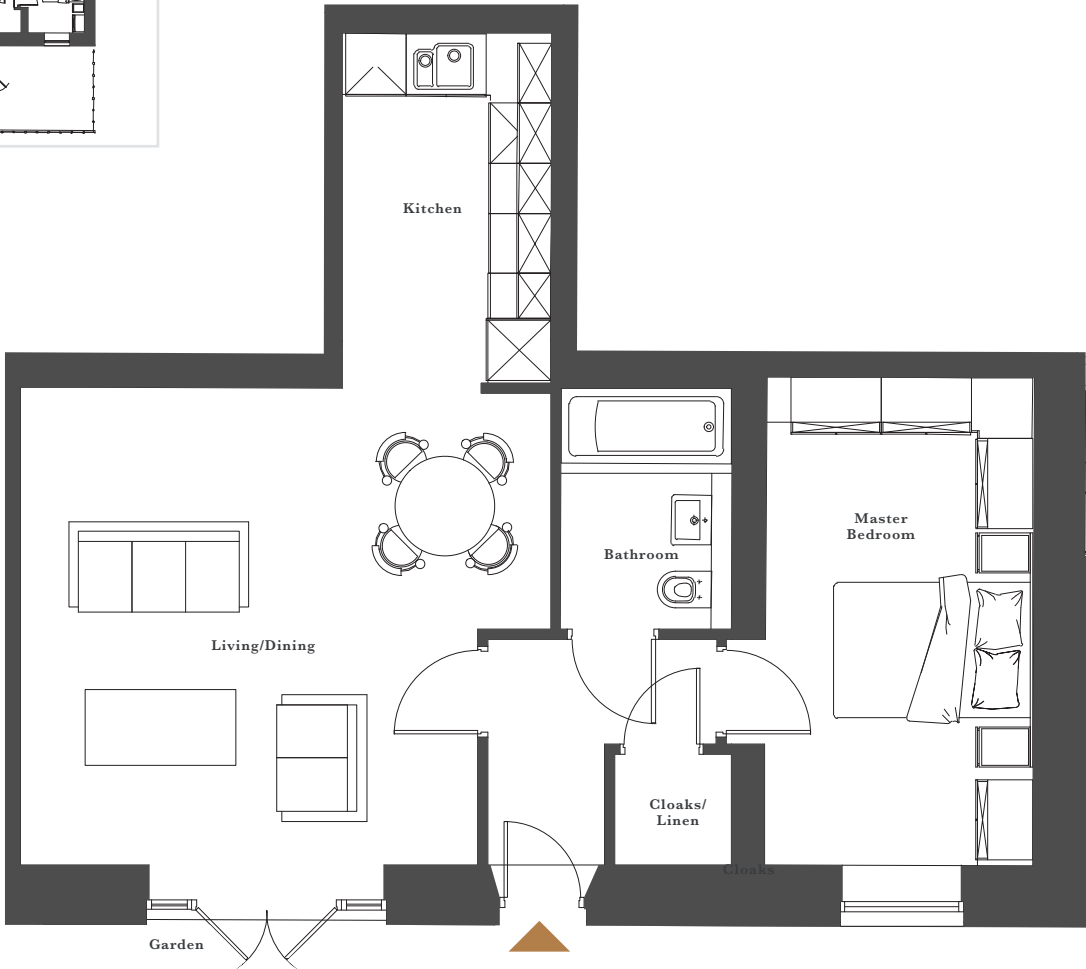
PROVISIONAL



Layout Showing
Provisional
Garden Space

PLOT 06

PROVISIONAL



DIMENSIONS

Living/Dining	5235 x 4710	(17' 2" x 15' 5")
Kitchen	3440 x 2035	(11' 3" x 6' 8")
Master Bedroom	4815 x 2625	(15' 10" x 8' 7")
Bathroom	2350 x 1655	(7' 9" x 5' 5")



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.