



29 West Brook View, Emsworth | PO10 7EZ | £308,000



FOOT
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Early viewing is essential for this 2 Bedroom end of terrace house on 'The Haven' Bellway homes development built 2019 near North Emsworth. The covered entrance leads to a Hallway, modern Kitchen, Cloakroom and spacious Lounge/Diner offering access to an enclosed Rear Garden. There are 2 double Bedrooms, one with En-suite Shower Room and a family white Bathroom suite to the first floor. There is double glazing and a gas heating system. Emsworth is a Harbourside town with a variety of shops, pubs, restaurants and 2 sailing clubs. There is a train station and bus routes giving access to London.

Well presented throughout.

- End of terrace House built by Bellway 2019.
- Remainder of 10 year NHBC certificate.
- Gloss white fronted modern Kitchen.
- Two double Bedrooms, One with En suite shower room.
- Downstairs Cloakroom, Family Bathroom to first floor.
- Ideal FTB's and Investors.

- Spacious Lounge/Diner with French doors to rear Garden.
- Gas heating system & double glazing.
- Enclosed Rear Garden with timber garden shed.
- Two allocated parking spaces to front.
- Convenient to Emsworth with its train station, bus routes, shops, restaurants, and coastal walks.

FREEHOLD | Epc Rating: B | Council Tax Band: C

The accommodation comprises:

Double glazed door beneath a pitched tile roof . –

Entrance Hallway –

Laminate flooring. Radiator. Wall thermostat. Staircase rising to first floor. Door to lounge and cloakroom. Open access to

Kitchen – 12' 2" x 5' 9" (3.71m x 1.75m)

1 1/4 bowl single drainer stainless steel sink unit and mixer tap, set in work surface with matching upstands, cupboards below. Return work surface with matching range of white gloss fronted wall and base cupboards and drawers. Inset 'Zanussi' 4-ring brushed stainless steel hob, extractor hood over, splash back and built in oven below. Plinth heater. Integrated tall fridge/freezer. Space and plumbing for automatic washing machine. Double glazed window to front aspect with rural views. CO2 alarm. Down lights and laminate flooring.

Lounge/Diner – 16' 0" x 12' 10" max (4.87m x 3.91m)

TV aerial point. Radiator. Built in under stairs cupboard housing electric meter and consumer unit. Double glazed French doors with side lights leading to rear Garden.

Cloakroom –

Close coupled WC and wash hand basin with mixer tap. Splash back. Radiator, laminate flooring and extractor fan. Obscure double glazed window to front aspect.

First Floor Landing – Radiator. Access to loft space via fitted ladder. Loft is boarded and has lighting.

Bedroom 1 – 12' 10" x 8' 9" plus door recess. (3.91m x 2.66m)

Double glazed window to rear elevation. Radiator. Built in wardrobe with hanging rail and shelf. Door to: En-Suite: Pedestal wash hand basin with mixer tap and close coupled WC with push button flush, concealed cistern. Double chrome trim sliding door fronted cubicle with wall mounted 'Mira Pronta' mixer shower. Extractor fan. Tiled shelf and splash backs. Radiator with rail over. Laminate flooring and down lights.

Bedroom 2 – 12' 10" x 8' 2" (3.91m x 2.49m)

Double glazed window to front elevation offering views over fields. Radiator. Built in over stairs bulk head storage cupboard.

Bathroom –

White suite comprising panelled bath with twin grips and mixer tap/ hand held shower attachment. Pedestal wash hand basin and close coupled WC with concealed cistern, tiled shelf over. Radiator. Laminate flooring. Down lights. Extractor fan.

Outside –

Block paved parking area providing two allocated spaces. Borders with inset shrubs. External gas meter. Side pedestrian gate and paved path to Rear Garden: Outside water tap point. Timber garden shed. Paved patio area. Mainly laid to lawn. Small shrubs to borders. Fence enclosed. NB. There is a remainder of a 10 year NHBC from 2019.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

