





52a Blandings Way, Emsworth,  
Emsworth PO10 7FG



**IMMACULATE HOME BUILT IN 2023** and in pristine condition, with upgrades throughout including lighting, tiling and kitchen. This Three Bedroom house is on a Double Plot and benefits from a generous, Southwest Facing Garden. The ground floor comprises Cloakroom, Living Room and Kitchen/Dining Room with upgrades in the Fitted Kitchen and the Plantation Blinds in the Living Room. The living room overlooks a green space, and there are Patio Doors from the dining area to the Rear Garden.

On the first floor there is a Family Bathroom and Three Bedrooms, one with Ensuite, one with fitted wardrobes. The rear garden has lawn and side border, with an attractive, gravel, seating area positioned at the far end of this large, sunny garden. There is off road parking outside.

- IMMACULATE SEMI-DETACHED HOME
- BUILT IN 2023
- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- SITTING ROOM OVERLOOKING GREEN
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING

Asking Price  
£415,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Lobby
- Living Room with green view
- Cloakroom
- Kitchen/ Dining Room with patio doors to rear garden
- Fitted Kitchen with integrated appliances



## First Floor:

- Bedroom 1 with Ensuite
- Bedroom 2 with fitted wardrobes
- Bedroom 3
- Family Bathroom

## Exterior:

- Grass at the front
- Off Road Parking
- Rear Garden, mainly lawned with seating area at end
- Summer House









## LOCATION

The property is located within easy access of Emsworth Town Centre with its shops, post office, cafés/restaurants, amenities and transport links. Emsworth is situated on the Upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty & popular with walkers and sailing enthusiasts.

To the South is Chichester Harbour, with its foreshore walks and sailing clubs, and to the north is Southdown National Park.

Chichester with its shopping and renowned Festival Theatre is seven miles to the east, and to the west is Havant.

Mainline railway links to London & Brighton are at nearby Havant, and road links via the A27 and A259 are easily accessible.

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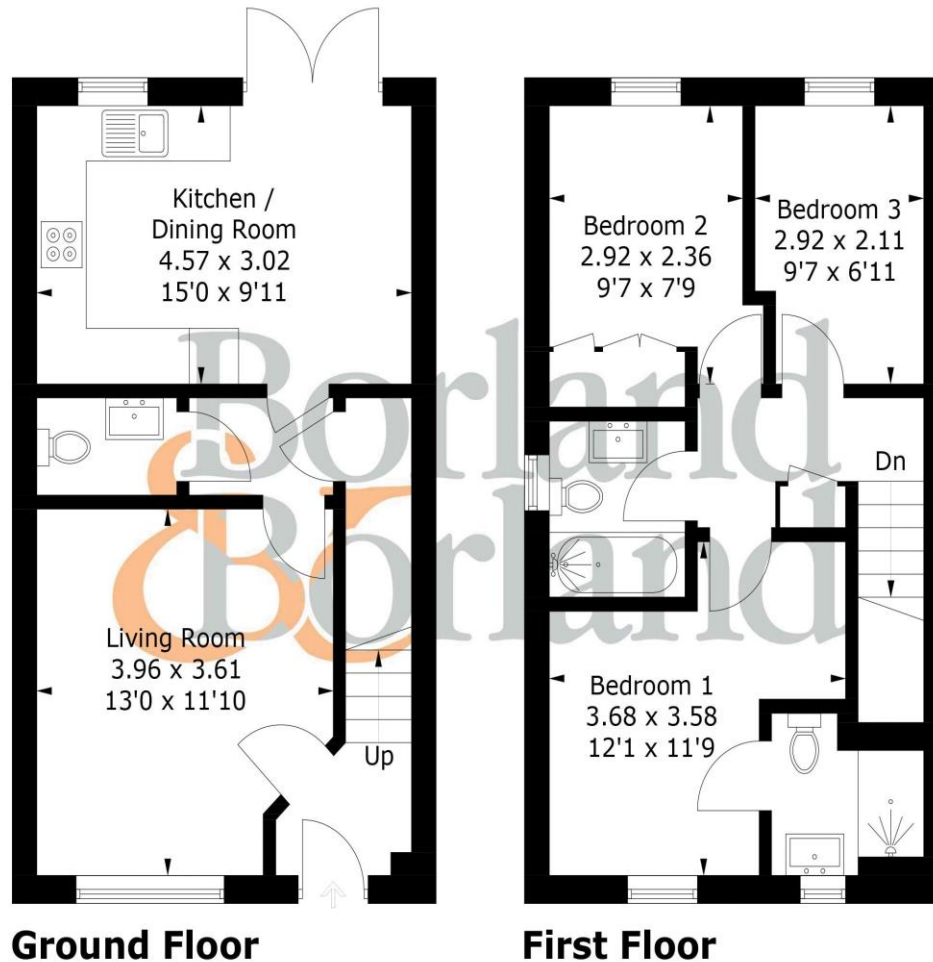






# 52A, Blandings Way, PO10 7FG

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



**Directions**  
SAT NAV: PO10 7FG

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1066972)

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