



14 Neville Gardens, Emsworth, Emsworth PO10 7XZ



TAKE THE VIRTUAL TOUR. Extended detached family home situated within a cul-de-sac, offered with no forward chain. The front door opens onto an enclosed Hall with engineered wooden flooring leading to Cloakroom, Sitting/Dining Room, modern fitted Kitchen, Family Room, the rear half of the garage is currently used as a utility room with the front remaining as storage. On the first floor are Four Bedrooms and Family Bathroom. Newly laid carpets to the stairs and first floor. Outside to the front of the property, there is off road parking, to the rear a fully enclosed south facing lawned Rear Garden, having the benefit of being partially walled with Patio area and shed to remain. Double glazed windows and gas central heating.

- EXTENDED DETACHED FAMILY HOME
- NEW CARPETS ON FIRST FLOOR & STAIRS
- FOUR BEDROOMS
- GARDEN
- OFF ROAD PARKING
- WITHIN EASY REACH OF AMENITIES, SCHOOLS & TRANSPORT LINKS
- CUL-DE-SAC POSTION
- NO FORWARD CHAIN

Asking Price
£450,000





ACCOMMODATION

GROUND FLOOR:

- Large Entrance Hall
- Cloakroom
- Sitting Room
- Fitted Kitchen
- Dining Room with doors onto Patio
- Utility Room



FIRST FLOOR:

- Spacious Landing
- Bedroom 1 including fitted wardrobe
- Bedroom 2
- Bedroom 3
- Bedroom 4/Study
- Family Bathroom

OUTSIDE:

- Integrated Garage
- Off Road Parking
- Attractive Front and Rear Garden
- Paved Patio Area





LOCATION

Easy access to local amenities with both Westbourne and Emsworth villages close to hand with a mainline railway station at Emsworth. A third of a mile to the north is Hollybank Woods giving access to the South Downs.

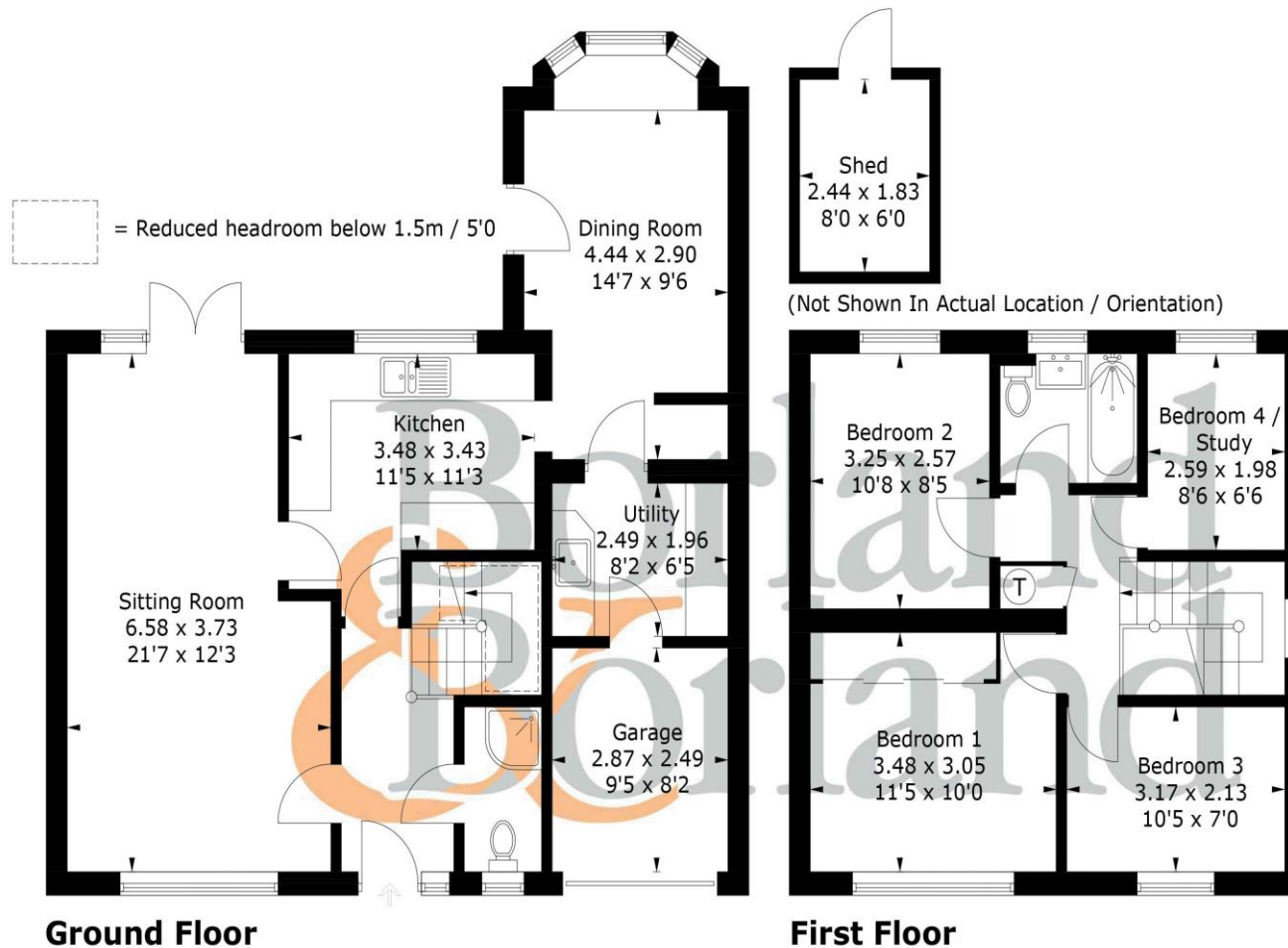
Emsworth is a bustling harbour side town located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty renown for its safe harbour and recreational sailing. Accessible road & rail links to London and the South Coast (A27, A3) and local railway stations (Emsworth, Havant) nearby, including mainline services to London and Portsmouth/ Brighton.





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Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft
 Shed = 4.5 sq m / 48 sq ft
 Total = 120.6 sq m / 1298 sq ft



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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. (ID854903)

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