

Jeffries & Dibbens  
**FOR SALE**  
023 9247 4737  
jda.co.uk

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**£450,000**  
**21 St. James Road**  
Emsworth, PO10 7DN





## PROPERTY SUMMARY

Offered with No forward Chain, this two bedroom detached bungalow is pleasantly situated in the heart of Central Emsworth with a plethora of shops, restaurants and other local amenities. This property is benefitting from a recent scheme of decoration including new carpets in the main bedroom and fitted blinds. The accommodation comprises two double bedrooms, two reception rooms, bathroom suite, conservatory, utility room and a rear garden with raised decking area. Excellent transport links are close by with Emsworth Train Station only a short walk away, as well as bus stops providing access to Portsmouth, Havant & Chichester. Enquire today to arrange your viewing.





## **HALLWAY**

**BEDROOM ONE** 13' 4" x 11' (4.06m x 3.35m)

**BEDROOM TWO** 11' x 9' 9" (3.35m x 2.97m)

**DINING ROOM** 13' 1" x 10' 11" (3.99m x 3.33m)

**LOUNGE** 13' 4" x 11' (4.06m x 3.35m)

**KITCHEN** 9' 5" x 7' 2" (2.87m x 2.18m)

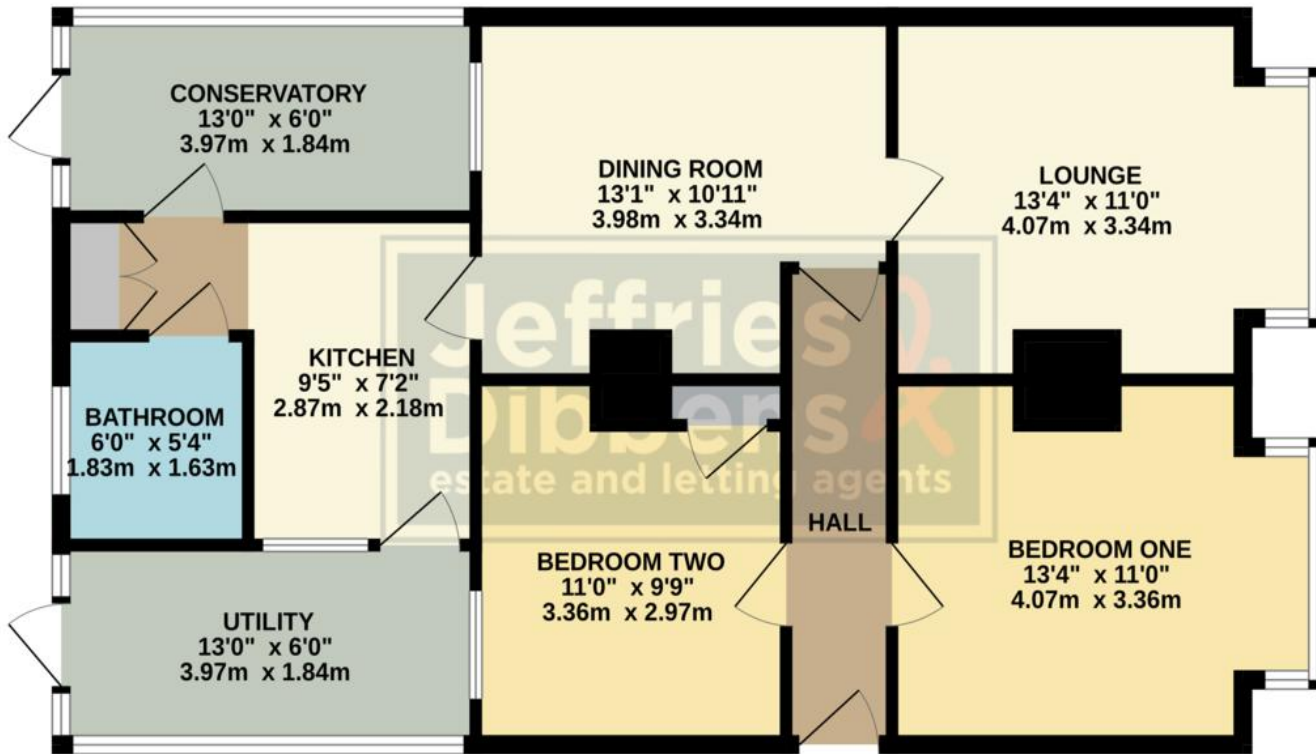
**UTILITY** 13' x 6' (3.96m x 1.83m)

**CONSERVATORY** 13' x 6' (3.96m x 1.83m)

**BATHROOM** 6' x 5' 4" (1.83m x 1.63m)



GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

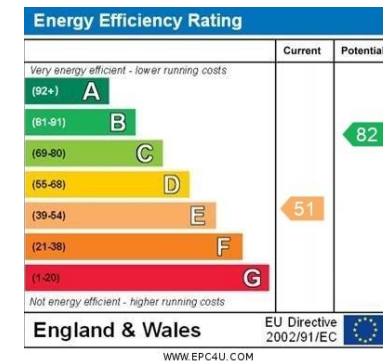
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
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