














AT A GLANCE

-  Mid terrace house
-  2 bedrooms
-  Bathroom, separate W.C
-  Kitchen/dining room
-  Living room
-  Well presented
-  Mature rear garden
-  Close to all amenities
-  Ideal for individual or couples





ABOUT THE PROPERTY

Step inside this welcoming and warm home that exudes an aura of calmness.

The property boasts two double bedrooms, with the master bedroom benefiting from fitted wardrobes, ensuring ample storage space. The cozy and bright living room, you'll find to be a perfect haven for relaxation and unwinding after a long day along with the spacious kitchen/dining room which is an ideal space for entertaining.

The charm of this house extends to the mature garden, accessible through French doors from the kitchen/dining room. This outdoor haven offers a serene retreat, with a delightful patio area along with a useful shed. A covered second patio area with rear access provides practicality and ease of use.

Whether you are considering downsizing or making your first step into homeownership, this property is the perfect fit. With its welcoming ambiance, mature garden, and close proximity to essential amenities, it offers an idyllic blend of comfort and convenience.







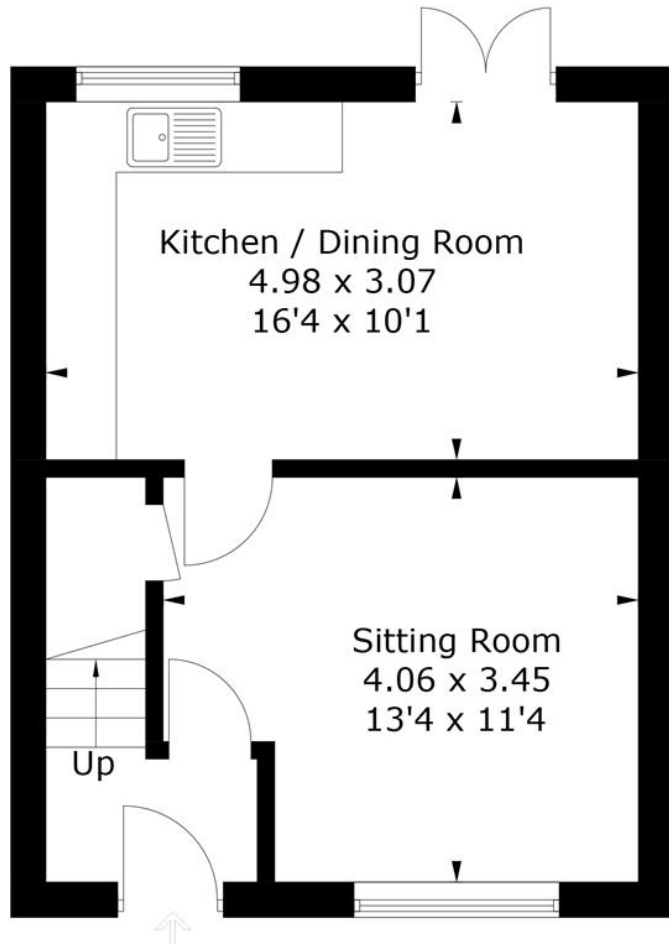


21, Park Road, PO10 8NY

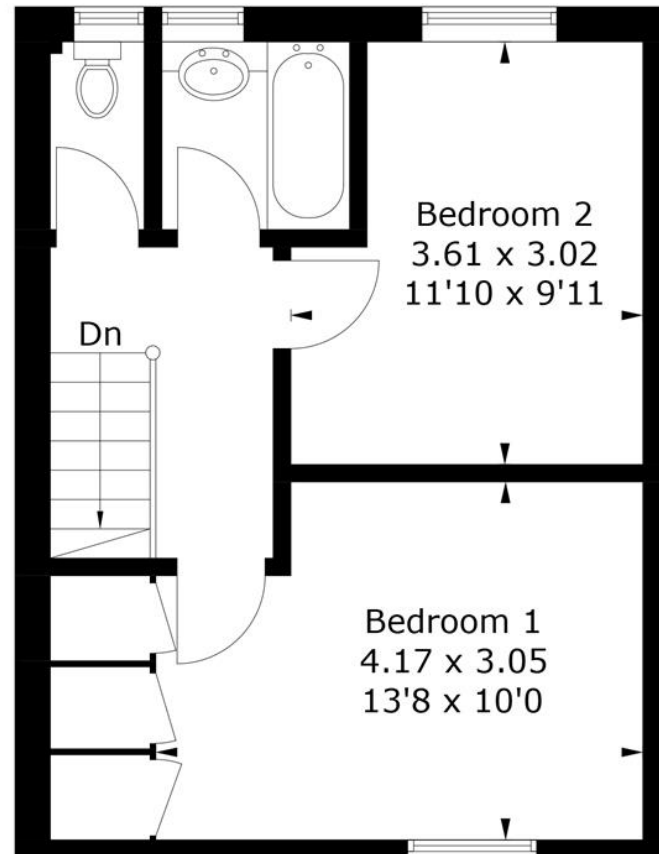
Approximate Gross Internal Area = 68.2 sq m / 734 sq ft

Shed = 4.4 sq m / 47 sq ft

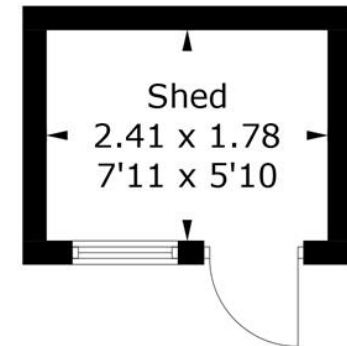
Total = 72.6 sq m / 781 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

PRODUCED FOR NEXA PROPERTIES

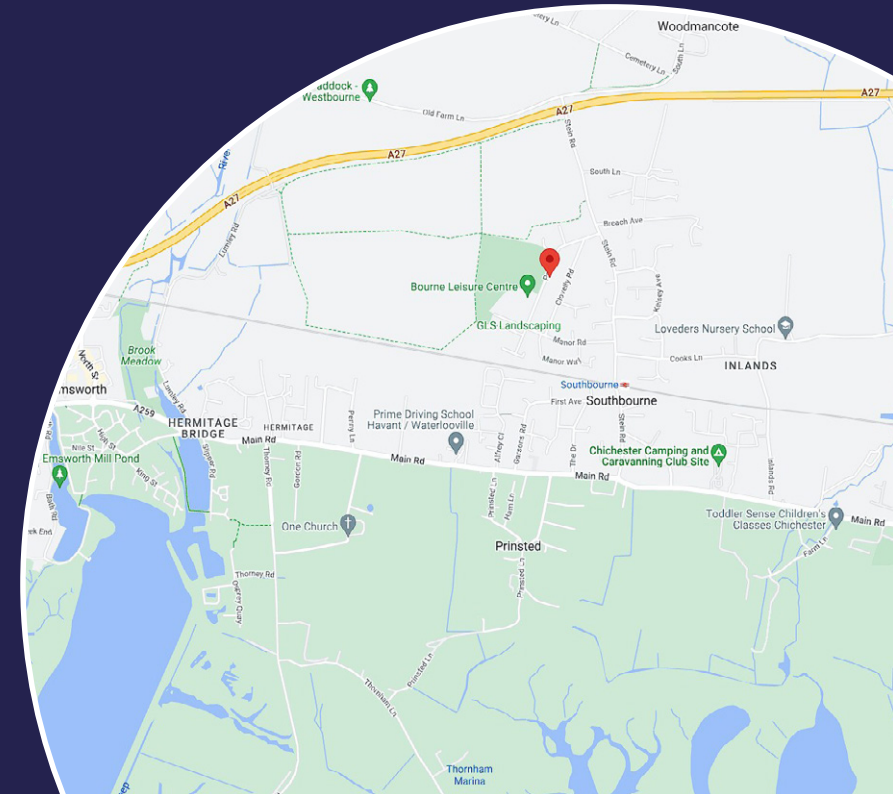
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID995254)



LOCATION

Emsworth is situated near Chichester Harbour, which is one of the largest natural harbors in the UK. The harbor area is known for its diverse wildlife, including various bird species. It's a popular spot for birdwatching, walking, and enjoying the outdoors.

The town itself has a charming and traditional character. It features narrow streets, historic buildings, and a variety of independent shops, galleries, cafes, and restaurants. It's a popular destination for tourists looking to experience a quintessential English coastal town.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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