



111 Woodlands Avenue

Emsworth, Havant, PO10 7QD

£450,000



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Welcome to Woodlands Avenue...

Nestled in a serene and picturesque tree-lined cul-de-sac, this charming detached bungalow presents a rare opportunity to enjoy a harmonious blend of comfort, style, and convenience in the beautiful town of Emsworth. Perfectly positioned for both tranquility and accessibility, this home is designed to cater to modern living while retaining a welcoming and homely feel.

From the moment you approach, the property sitting at the base of a quiet cul-de-sac, exudes curb appeal with its well-maintained frontage and inviting setting. Stepping inside, you'll find a thoughtfully designed layout that maximizes space and light throughout. The heart of the home is the bright and airy lounge which opens to the expansive conservatory, which is the true highlight of this home. This versatile space offers stunning views of the rear garden and is perfect for relaxing with a book, enjoying a morning coffee, or hosting friends and family. Flooded with natural light, the conservatory seamlessly connects indoor and outdoor living, creating an inviting atmosphere year-round.

The bungalow features three good-sized bedrooms, one of which could be used as an additional reception room if so desired. Each room is designed to provide comfort and flexibility, whether used as bedrooms, a home office, or hobby rooms.

Outside, the property truly shines. The secluded and enclosed rear garden offers a peaceful retreat for outdoor living. Impeccably maintained, it includes a charming Summer house, perfect for entertaining guests, pursuing hobbies, or simply enjoying some

quiet time surrounded by nature. The garden's layout and features create an ideal space for all ages to enjoy.

Practicality is further enhanced by the presence of a garage, complete with convenient rear garden access. Whether you're storing a vehicle, bicycles, or other essentials, the garage provides valuable additional space. Off-street parking ensures ease for residents and visitors alike.

Situated within easy reach of Emsworth station, the property offers excellent transport links to London, Brighton, and surrounding areas. This makes it an ideal choice for commuters or those seeking a well-connected base from which to explore the South Coast. Emsworth itself is a vibrant and historic town, renowned for its charming harbor, independent shops, and welcoming community.

This delightful bungalow encapsulates the essence of comfortable living in an idyllic setting. Whether you're a growing family, a professional couple, or looking for a peaceful place to downsize, this home offers a rare combination of space, style, and location. Don't miss the chance to make this lovely property your own – a place to create lasting memories and call home.

The town of Emsworth...

Emsworth is a picturesque coastal town situated on the south coast of England, near the border of Hampshire and West Sussex. Renowned for its serene beauty and rich maritime history, Emsworth has long been a popular destination for visitors seeking a peaceful retreat. Nestled on the northern edge of Chichester Harbour, the town boasts stunning waterfront views, a thriving community spirit, and a

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wealth of activities for all ages.

The town's charm lies in its blend of historical and natural appeal. Emsworth's narrow streets are lined with Georgian and Victorian buildings, offering a glimpse into its past as a bustling fishing village and center for oyster farming. The Emsworth Museum provides further insights into its heritage, showcasing artifacts and stories from its maritime and agricultural history.

Emsworth's harbor is a hub for boating enthusiasts, with sailing and kayaking opportunities aplenty. The surrounding countryside, including the South Downs National Park, provides scenic walking and cycling trails. Birdwatchers flock to the area to observe the diverse wildlife that thrives in the harbor's mudflats and salt marshes.

The town also boasts a vibrant food scene, with quaint pubs, tea rooms, and restaurants serving fresh, locally sourced produce. Annual events like the Emsworth Food Fortnight celebrate the community's culinary excellence.

With its idyllic setting, rich history, and warm

community vibe, Emsworth is a hidden gem that perfectly encapsulates the charm of coastal England.



Road Map



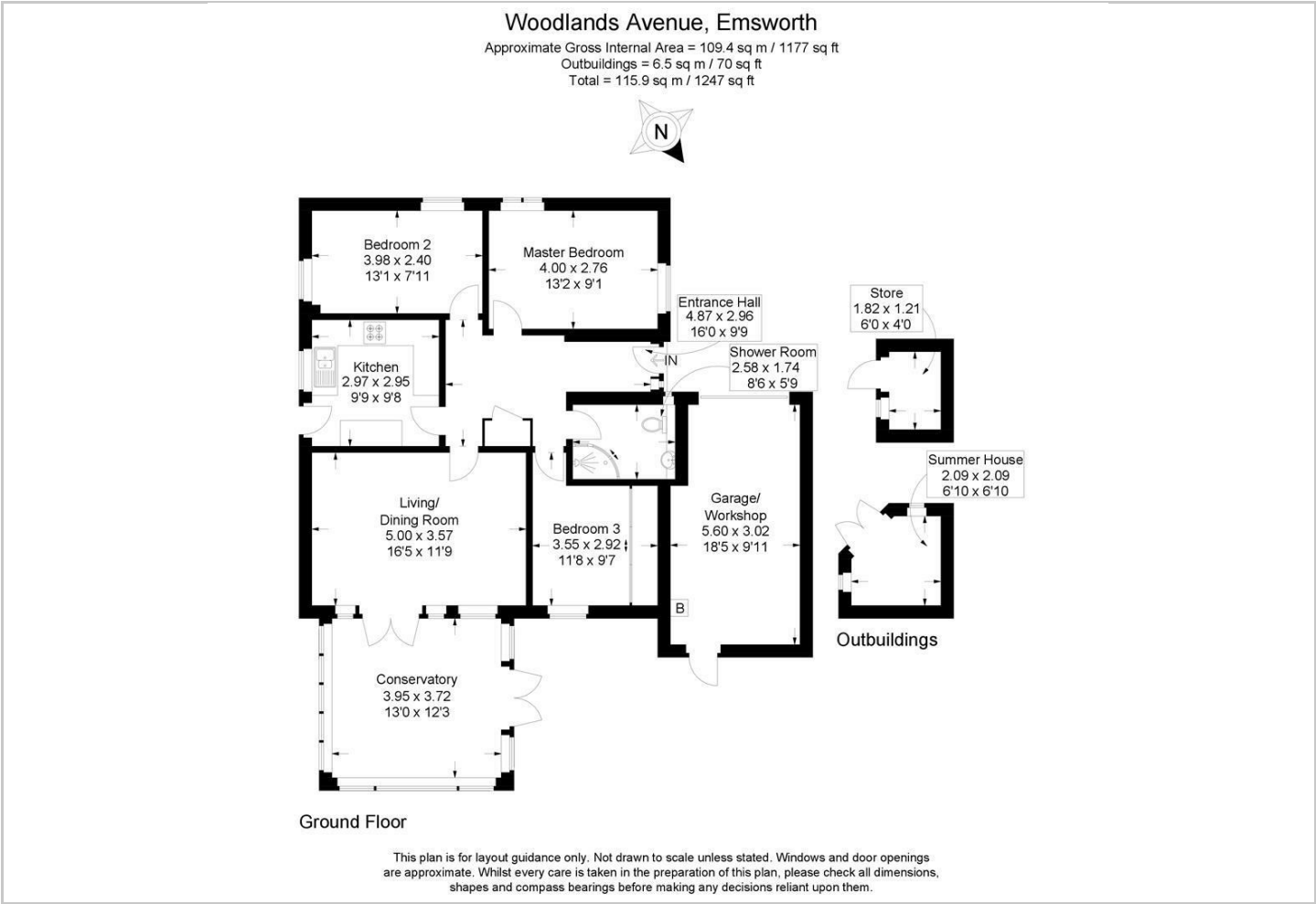
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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