



11 Kingsey Avenue, Emsworth

Guide Price **£849,950 Freehold**


Henry Adams
estate agents





11 Kingsey Avenue

- Beautifully Presented Four Bedroom Detached Home
- Remodelled & Updated Throughout
- Stylish Open Plan Kitchen / Family Room With Bi-Fold Doors To Garden
- Private Landscaped Rear Garden
- Garage & Driveway Providing Ample Parking

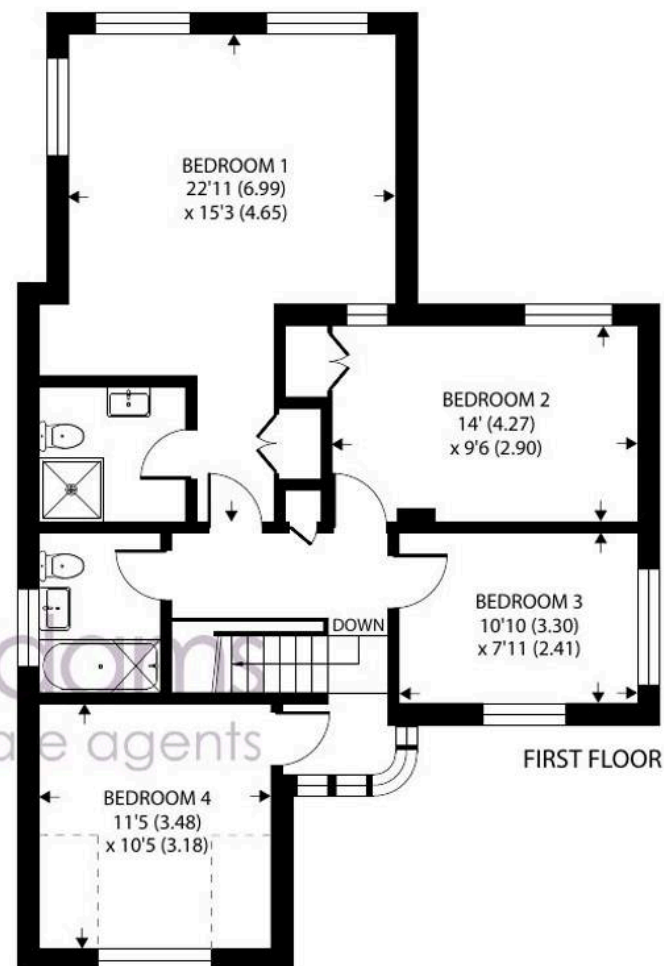
Located in the highly sought-after area close to the Harbour Foreshore, this beautifully presented four-bedroom detached home offers a premium living experience. Meticulously remodelled and updated throughout, this property exudes modern elegance and sophistication in every detail. Upon entering, you are greeted by a stylish open-plan kitchen and family room featuring bi-fold doors that seamlessly connect the indoor and outdoor spaces. This area serves as the heart of the home, ideal for both intimate family gatherings and larger social events.

The dining and sitting room, also spacious and bathed in light, provides a versatile living space that can easily be adapted to suit your lifestyle needs. Perfect for unwinding after a long day or entertaining guests in a refined setting, this room offers endless possibilities for comfortable living. The property boasts four generously sized bedrooms, featuring a modern en-suite to bedroom one. A stylish family bathroom completes the living quarters, offering a touch of luxury and functionality.









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Approximate Area = 1555 sq ft / 144.4 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1738 sq ft / 161.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: C

Outside

Step outside to discover a private landscaped rear garden, providing a peaceful retreat where you can relax and unwind in the fresh air. Perfect for enjoying al fresco dining or simply basking in the tranquillity of the surroundings, this outdoor space enhances the overall appeal of the property. For those in need of parking options, a garage and driveway are provided, ensuring ample parking space for residents and guests alike. This practical feature adds to the convenience and desirability of the property.

Location

Located in the favoured south west corner of Emsworth south of the A259 in a sought after residential area, Kingsey Road is within easy reach of the foreshore set on the upper reaches of Chichester Harbour with coastal walks to Langstone in the west and Thorney Island and Chidham in the east popular with both birdwatchers and ramblers. The bustling centre of Emsworth nearby has local shopping, pubs, restaurants and two sailing clubs. The historic Cathedral City of Chichester lies approximately eight miles to the east with its Festival Theatre and racing at Goodwood, whilst Portsmouth to the west is a renowned maritime centre with the Mary Rose, Warrior and HMS Victory. Emsworth station is part of the Southampton/Brighton line with, via Havant, access to London Waterloo and there are good road links east and west via the A27 and north via the A3(M) to London.





Henry Adams – Emsworth

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.