



## 9 Kennett Way, Emsworth

Offers Over £700,000 Freehold









## 9 Kennett Way

Emsworth

Beautifully presented inside and out, this stunning four bedroom detached home offers a perfect blend of contemporary style and functionality. Light and spacious throughout, the property boasts a stylish kitchen with integrated appliances, complemented by a convenient utility room. There are two reception rooms with the sitting room & Dining room benefiting from bi-fold doors leading out to the garden. Upstairs there are four double bedrooms, while the modern family bathroom, dressing room, and en-suite bathroom to bedroom one provide an added touch of luxury. There is also a modern en-suite to bedroom two making an ideal guest room.

The outside space of this property continues to impress with a private low maintenance garden featuring a peaceful seating area, perfect for enjoying the fresh air and sunshine. The garage and drive are not only functional for vehicle storage but also add to the overall appeal of the home, completing the package of convenience and comfort. Whether relaxing in the garden or entertaining guests in the spacious interiors, this property offers a well-rounded and inviting lifestyle within a sought-after location.



- Beautifully Presented Four Bedroom Detached Home
- Light & Spacious Throughout











## 9 Kennett Way, Emsworth, PO10 7FB

Approximate Area = 1714 sq ft / 159.2 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1929 sq ft / 179.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1248091





Council Tax band: F  
EPC Energy Efficiency Rating: B

### Location

Kennett Way is very convenient for access to the train station and the nearby village of Westbourne. Emsworth itself, at the top of Chichester Harbour has good local shopping, two sailing clubs and restaurants including 36 on the Quay. With good rail link to London Victoria & Waterloo, as well as easy access to the A27 & A3 Emsworth is a delightful area in which to live. Portsmouth to the west and Chichester to the east both offer more extensive shopping as well as lots of leisure activities, as well as cinemas and restaurants. There are numerous sports to be enjoyed in the area, such as sailing from Emsworth, windsurfing at the Witterings and golf and horse racing at Goodwood.







## Henry Adams – Emsworth

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