



8 Blandings Way, Emsworth

Guide Price **£399,995** Freehold



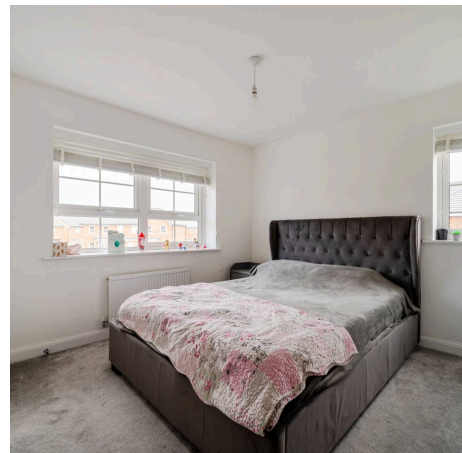
8 Blandings Way

Emsworth

Welcome to this three-bedroom home providing a light and spacious living environment. The modern fitted kitchen offers integrated appliances and a stylish cloakroom for added convenience. Each bedroom boasts fitted wardrobes, with bedroom one benefitting from an en-suite shower room. A sleek family bathroom completes the accommodation, ensuring both comfort and style are met throughout. The property also includes a low maintenance garden with a charming seating area, perfect for al fresco dining or entertaining guests. Additionally, a garage and driveway provide ample off-road parking, all offered with the added benefit of no forward chain, creating a smooth and stress-free buying process.

Don't miss out on this fantastic opportunity to own a home that offers both modern living and outdoor relaxation, all in a convenient location.

- Light & Spacious Three Bedroom House
- Modern Fitted Kitchen With Integrated Appliances
- Cloakroom
- Fitted Wardrobes To All Bedrooms
- En-Suite To Bedroom One
- Stylish Family Bathroom
- Low Maintenance Garden With Seating Area
- Garage & Drive Providing Off Road Parking
- No Forward Chain





Blandings Way, Emsworth, PO10

Approximate Area = 900 sq ft / 83.6 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1090 sq ft / 101.2 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). © ntkhecom 2025.
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Council Tax band: D

EPC Energy Efficiency Rating: B

Location

Blandings Way was originally built by Barratt homes and is situated just a short walk from Emsworth's millpond and all the amenities the town has to offer. The popular harbour side town of Emsworth has a range of shops and amenities for day to day needs, together with many excellent restaurants and public houses. The town has a railway station on the Portsmouth to Brighton line, whilst nearby Havant station offers direct trains to London Waterloo, the fastest of which takes just 77 minutes. To the east is the cathedral city of Chichester, with more comprehensive shopping and leisure facilities including the Festival Theatre and the delights of The Goodwood Estate.

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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.

