



## 8 Grebe Close, Emsworth

Guide Price £425,000 Freehold





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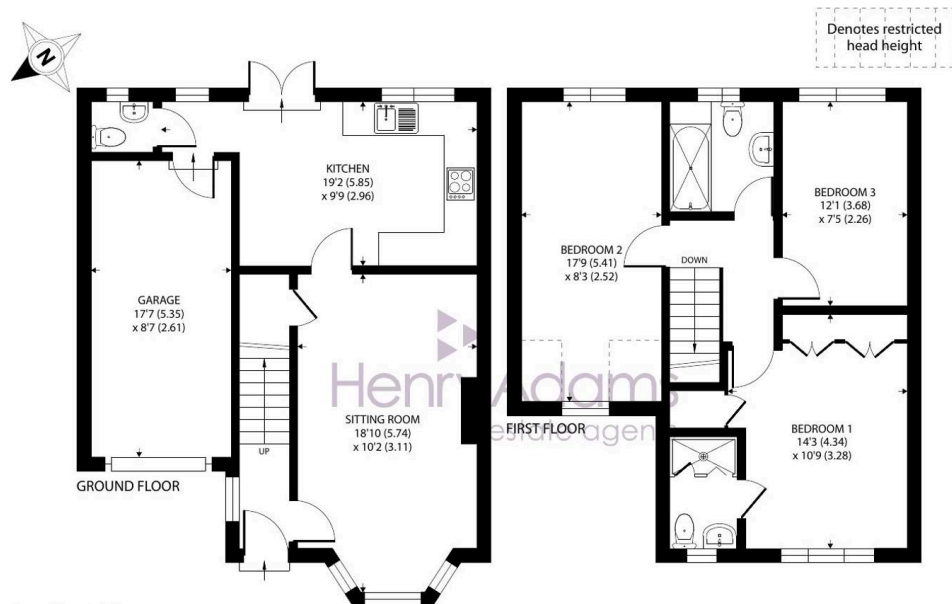
### Southbourne

Set in a sought-after location with no forward chain, this spacious three-bedroom semi-detached house offers a delightful retreat for any discerning buyer. The property boasts a welcoming sitting room illuminated by a feature bay window and feature fireplace, creating a bright and airy ambience. The fitted kitchen dining area provides a comfortable space for culinary pursuits with views overlooking the charming garden, perfect for enjoying a morning coffee or alfresco dining. The ground floor is completed by a convenient WC, providing practicality for modern living. Upstairs, three generously sized double bedrooms offer ample accommodation and flexibility, with bedroom one benefiting from an en-suite for added luxury. A well-appointed family bathroom caters to the needs of the household.

Outside, the private secure garden provides a peaceful oasis with a patio area ideal for outdoor entertaining. The property also benefits from a garage and drive, ensuring ample parking space for residents and visitors alike. This property presents an exceptional opportunity for prospective buyers seeking a comfortable and convenient family home. An early viewing is highly advised.

- Spacious Three Bedroom Semi-Detached House
- Sitting Room With Feature Bay Window & Feature Fireplace
- Fitted Kitchen / Dining With Views Out To Garden





## 8 Grebe Close

Approximate Area = 920 sq ft / 85.4 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1087 sq ft / 100.8 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. Produced for Henry Adams. REF: 1253380







Council Tax band: D

EPC Energy Efficiency Rating: D

Set on the edge of the picturesque and sought after village of Westbourne straddling the Hampshire/West Sussex border, with church, doctors surgery and day-to-day shopping including a locally renowned bakery, 8 Grebe Close is also conveniently situated for easy access to the Cathedral City of Chichester with its Festival Theatre, racing at Goodwood and polo at Cowdray in Midhurst, The bustling harbourside village of Emsworth, a short distance to the south, lies on the upper reaches of Chichester Harbour with two sailing clubs and coastline appealing to birdwatchers and ramblers alike.

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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.

