



26 Breach Avenue, Emsworth

Guide Price £730,000 Freehold



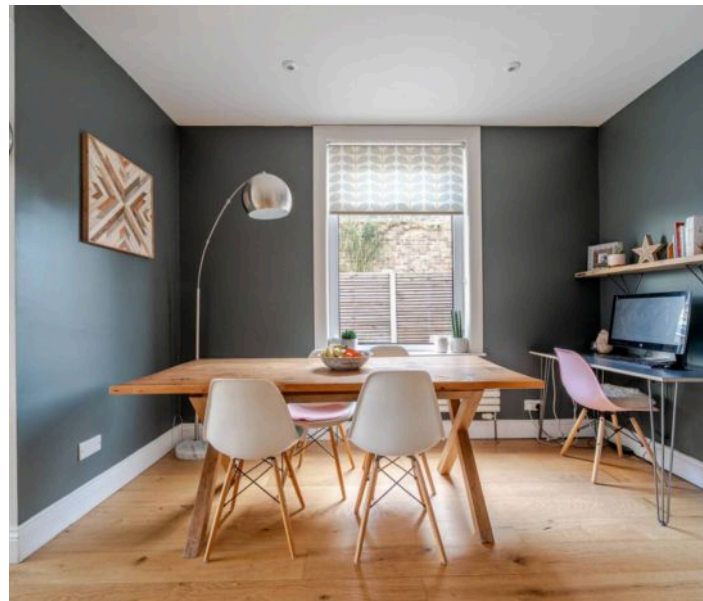


26 Breach Avenue

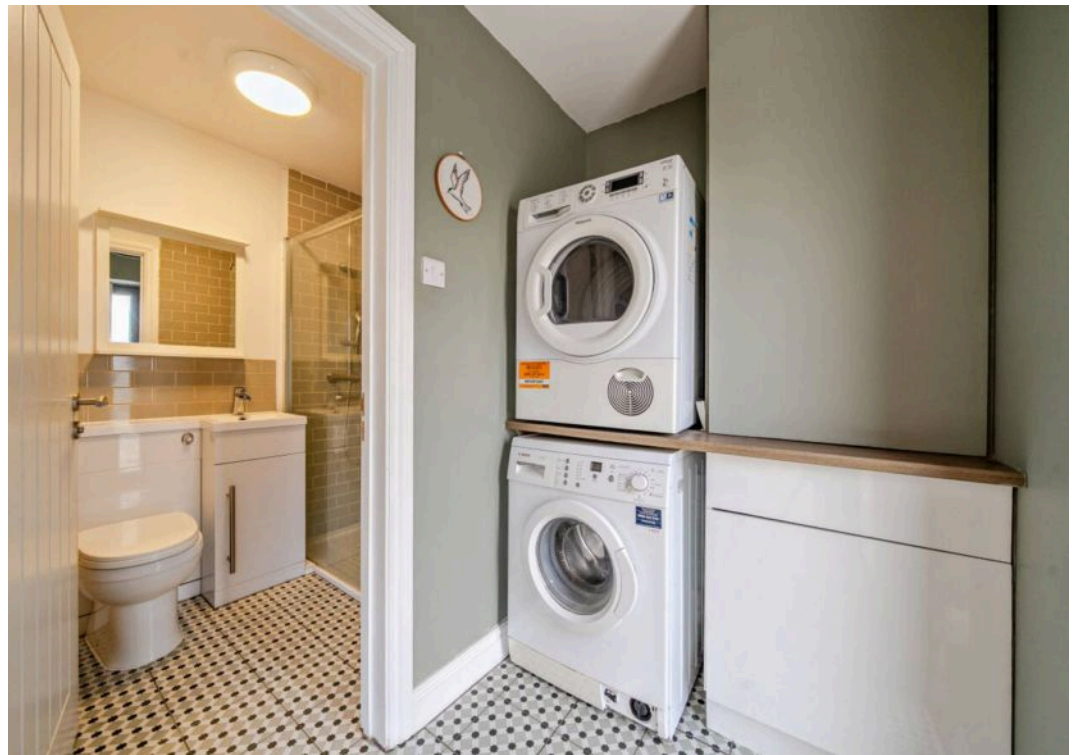
Emsworth, Emsworth

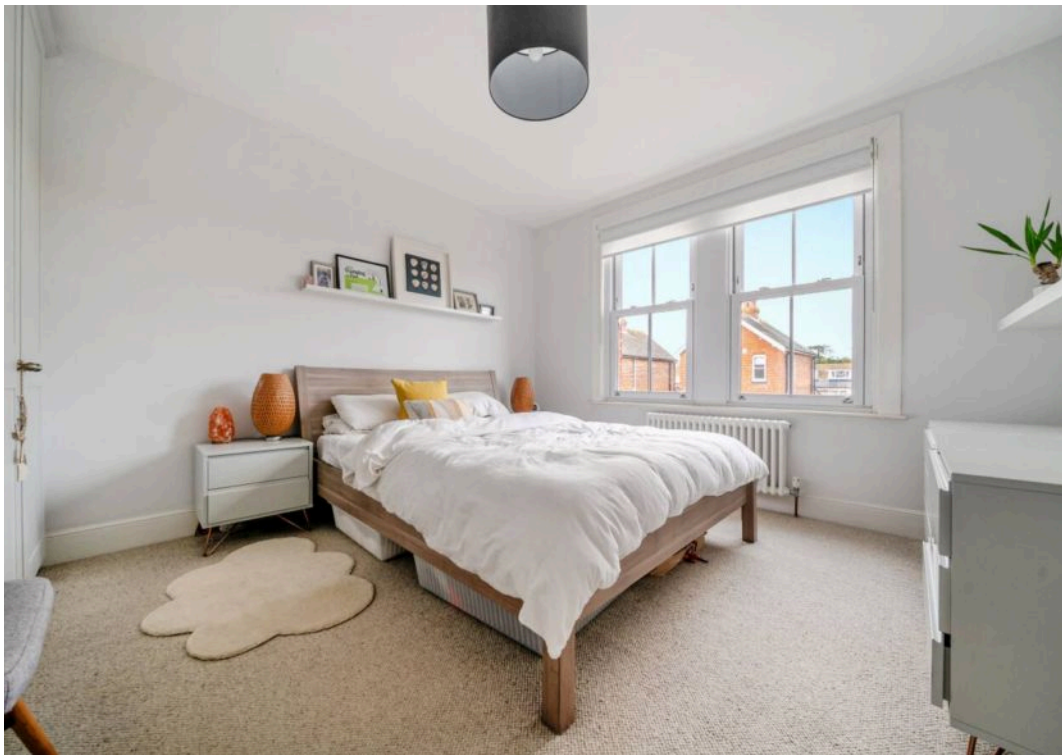
St Leonards is a beautifully presented four-bedroom detached character home awaits its new owners, having been lovingly extended and renovated by the current owners. Stepping into the property, you'll find an open plan stylish fitted kitchen seamlessly blending into the dining and family area, perfect for entertaining guests or enjoying family meals. The cosy sitting room boasts a log burner, ideal for those chilly evenings, while a utility room and modern shower room on the ground floor add convenience. Upstairs, four excellent size bedrooms beckon, with fitted wardrobes adorning bedroom one and three. The property also features two modern bathrooms, ensuring comfort and functionality for all residents.

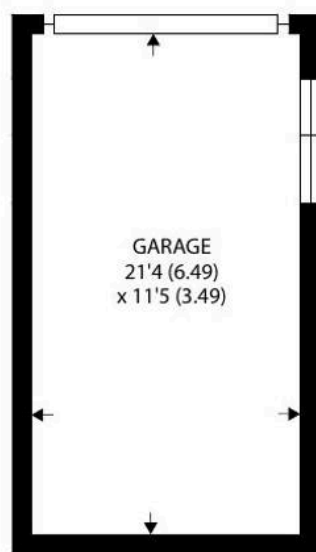
Don't miss this opportunity to own a piece of paradise in a sought-after location, where the calmness of the outdoors harmonises perfectly with the elegance and charm of the indoors.



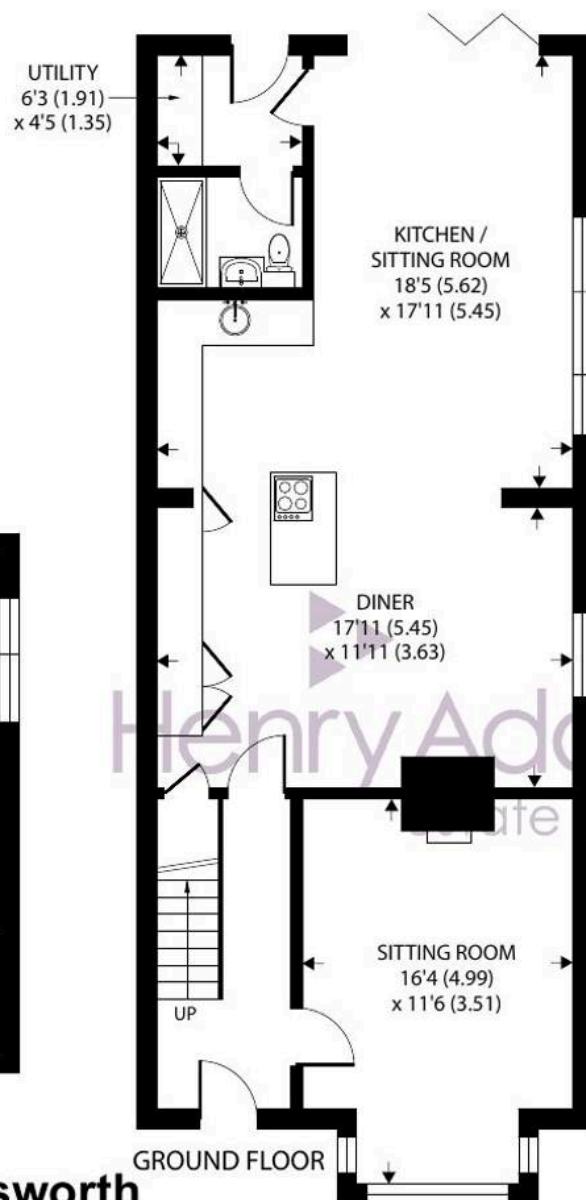
- Beautifully Presented Four Bedroom Detached Character Home
- Extended & Renovated By The Current Owners
- Open Plan Stylish Fitted Kitchen With Dining & Family Area
- Sitting Room With Log Burner
- Utility Room & Modern Shower Room Located On Ground Floor
- Four Excellent Size Bedrooms With Fitted Wardrobes To Bedroom One & Three
- Two Modern Bathrooms
- Private Well Maintained Garden With Patio



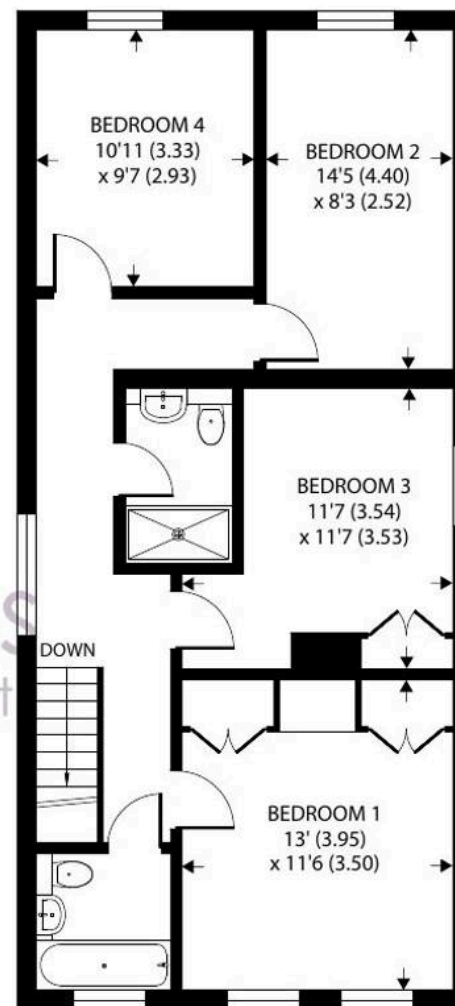




GARAGE



GROUND FLOOR



FIRST FLOOR

26 Breach Avenue, Emsworth

Approximate Area = 1540 sq ft / 143 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1784 sq ft / 165.7 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: 1262063



Outside

The landscaped garden of this property offers a serene oasis with a patio seating area, perfect for hosting outdoor gatherings or enjoying a peaceful moment under the open sky. A garage and drive provide ample parking for residents and guests, ensuring convenience and ease for all. Whether indulging in the lush greenery of the garden or coming home to the welcoming embrace of the well-maintained property, this home offers a harmonious blend of comfort, style, and practicality.

Location

Breach Avenue is located midway between the picturesque village of Westbourne and Southbourne which offers schooling to the age of 16, a doctors surgery, chemist and church in addition to day-to-day shopping including a locally renowned farm shop. There are good road and bus links and the station on the Portsmouth/ Brighton line also connects to London Waterloo via Havant, and Gatwick and London Victoria via Chichester.

Council Tax Band E

EPC D





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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.