



43 West Brook View, Emsworth

Guide Price £525,000 Freehold

 **Henry Adams**  
estate agents



# 43 West Brook View

## Emsworth

- Three Bedroom Detached House
- Light & Spacious Throughout
- Modern Fitted Kitchen / Breakfast Room
- Delightful Dining Room or Sun Room With View Across Garden
- Utility Room
- Bedroom One With En-Suite
- Family Bathroom
- Low Maintenance Private Garden
- Garage & Drive
- Panoramic Views

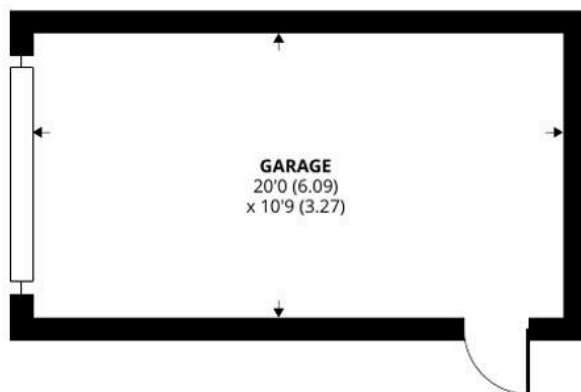
This delightful three-bedroom detached house offers a perfect blend of comfort and modern style. The property boasts a light and spacious interior throughout, featuring a modern fitted kitchen with a breakfast room for casual dining. The bright dining room or sunroom provides a tranquil space to relax or entertain with views across the charming garden. Additionally, a utility room adds practicality to every-day living. The spacious bedroom one includes an en-suite, while a well-appointed family bathroom caters to the needs of the household. Enjoy the serene surroundings and breathtaking panoramic views from the comfort of your own home.

Embrace the lifestyle of convenience and relaxation that this property offers, where the blend of modern comforts and outdoor serenity creates a truly inviting haven. Experience the perfect harmony of indoor elegance and outdoor charm in this delightful detached house.









Approximate Area = 1114 sq ft / 103.4 sq m

Garage = 214 sq ft / 19.8 sq m

Total = 1328 sq ft / 123.2 sq m

For identification only - Not to scale





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Emsworth, Emsworth

## Outside

Step outside to discover a beautifully landscaped low maintenance garden, complete with a serene patio area ideal for outdoor dining or simply basking in the sun. The property also benefits from a garage and driveway, providing convenient off-road parking for vehicles. Whether hosting gatherings with loved ones or simply savouring moments of tranquillity, the outdoor space offers a seamless extension of the inviting interior.

West Brook View 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. 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.

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## 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.



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Emsworth, Emsworth

Inviting 3-bed DETACHED house with modern style, SPACIOUS LIVING, fitted kitchen, serene garden, GARAGE, and panoramic views. Ideal for comfort and relaxation. VIEWING ADVISED  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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