



44 Christopher Way, Emsworth

Guide Price £595,000 Freehold







# 44 Christopher Way

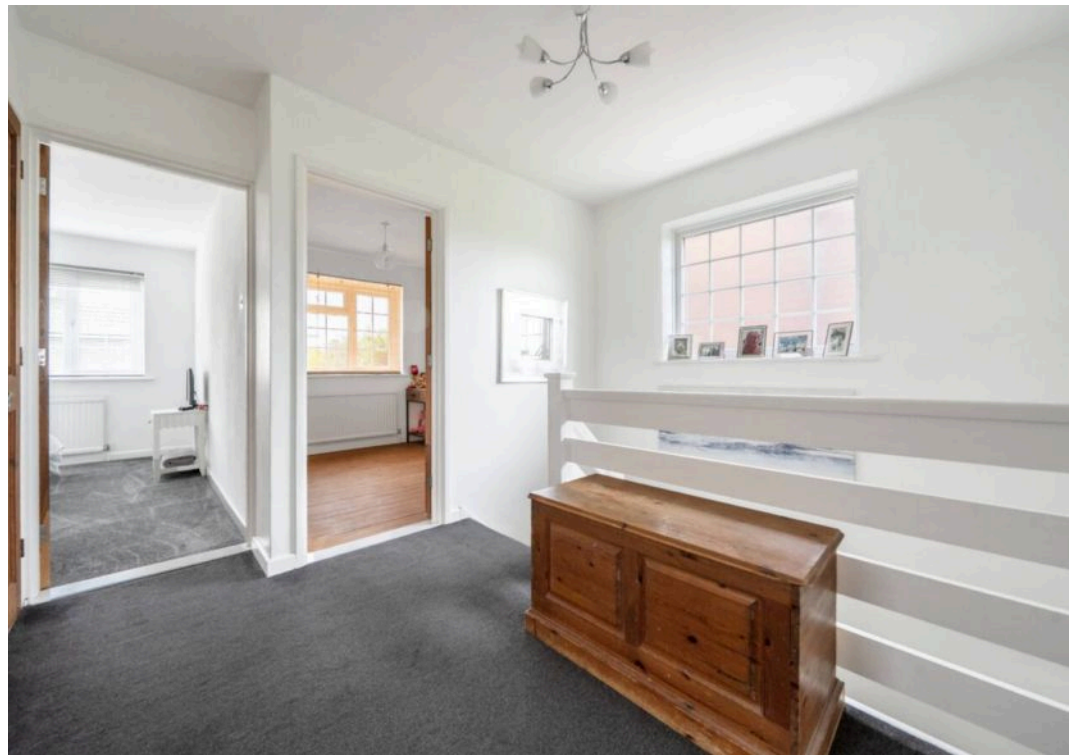
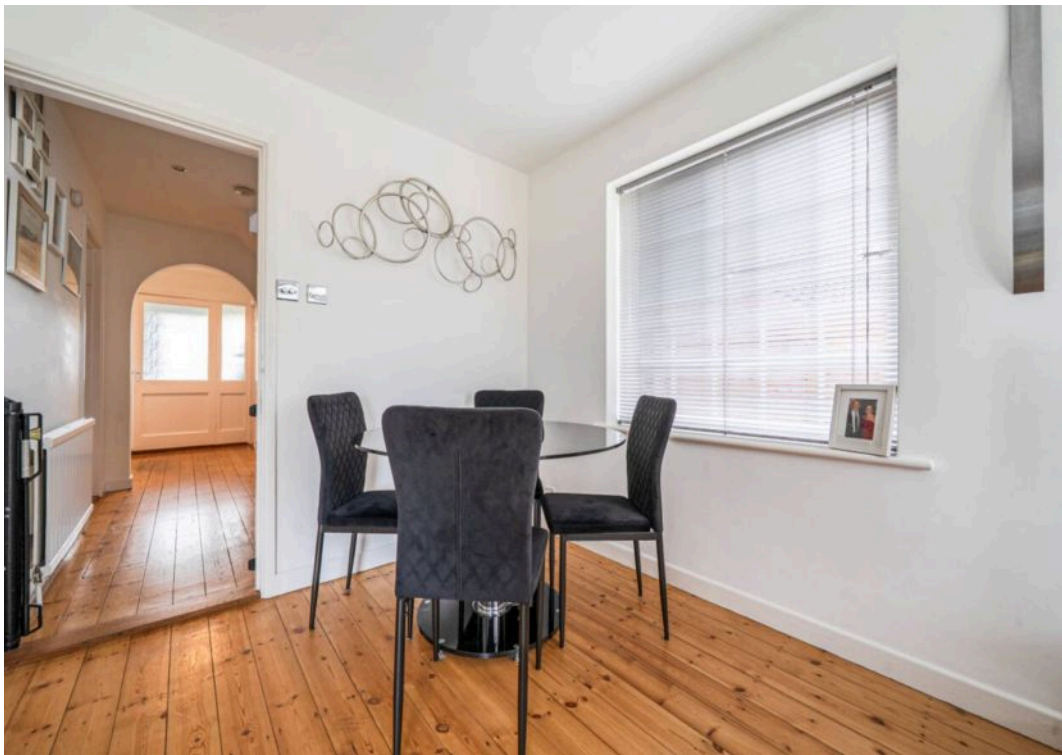
Emsworth

- Light & Spacious Four Bedroom Detached House
- Located On A quiet Cul-de-Sac
- Sitting Room With Feature Fireplace & Doors Leading To Garden
- Dining Room Or Additional Reception Room
- Modern Kitchen
- Cloakroom
- Air Con & Shower To Bedroom One & Fitted Wardrobes To Bedroom Two
- Family Bathroom
- Private Garden With Seating Area
- Garage & Drive Providing Ample Parking

Nestled on a tranquil cul-de-sac, this light and spacious four-bedroom detached house offers a peaceful retreat for its future residents. The ground floor boasts a welcoming sitting room with a charming feature fireplace and doors that lead out to the private garden, perfect for enjoying the fresh air and natural light streaming in. Additionally, a dining room or additional reception room provides versatility for various living arrangements, while the modern kitchen caters to culinary enthusiasts. Convenience is key with a cloakroom on the ground floor, while bedroom one enjoys the luxury of a shower and bedroom two is equipped with fitted wardrobes. Completing the first floor is a family bathroom, ensuring ample facilities for each household member.

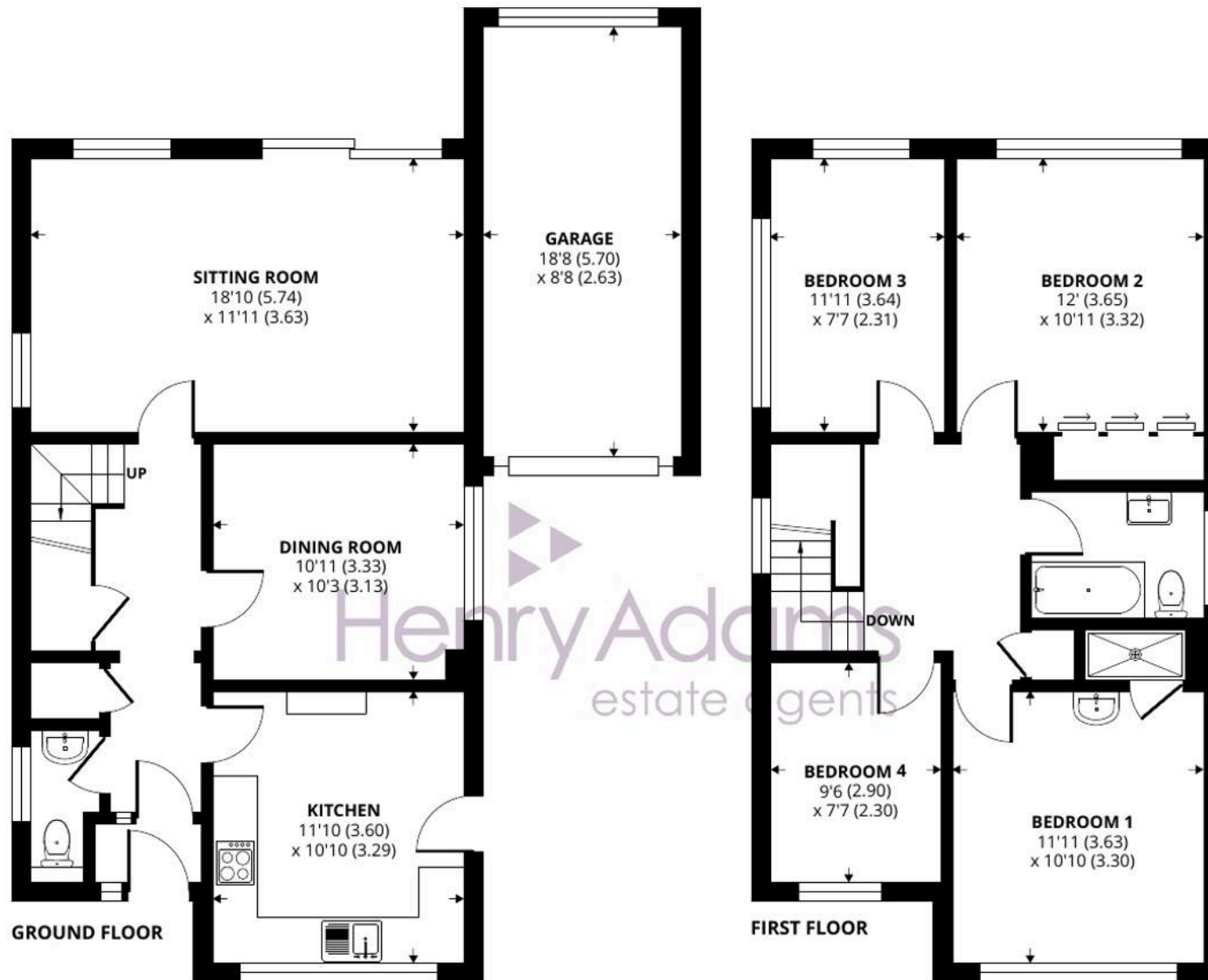












## 44 Christopher Way, Emsworth, PO10 7QZ

Approximate Area = 1268 sq ft / 117.8 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1429 sq ft / 132.7 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: 1301355



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Outside, the low-maintenance private garden beckons with a peaceful seating area, ideal for alfresco dining or simply unwinding amidst the greenery. A garage and drive provide ample parking space, making coming home a breeze.

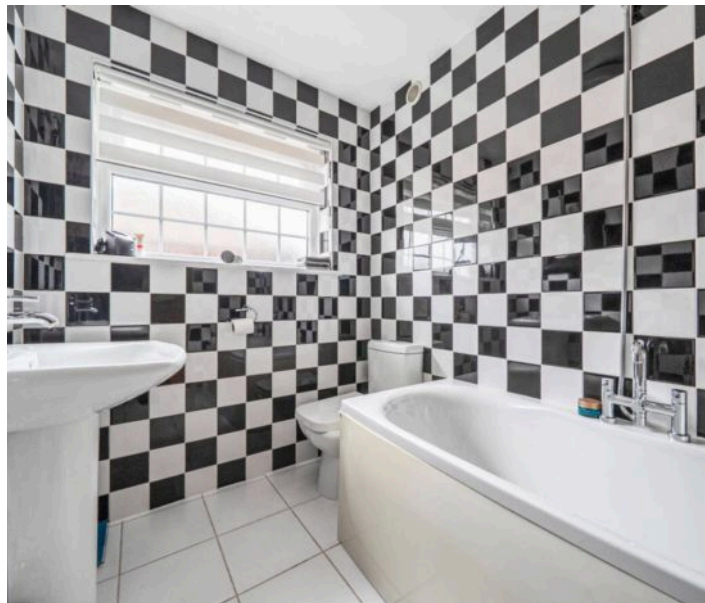
Christopher Way, off New Brighton Road, is a family-friendly residential road in a popular part of Emsworth just north of the town centre. It is served by the well-renowned St James' Primary School. Emsworth itself is a picturesque former fishing village with amenities for all day-to-day needs including several butchers, greengrocers, two small supermarkets, several public houses and restaurants. The railway station connects Emsworth with Chichester in the east and Portsmouth and Southampton in the west, with mainline connections provided via Havant, where you will also find more comprehensive shopping and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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