



18 Pears Grove, Emsworth

Guide Price £475,000 Freehold

18 Pears Grove

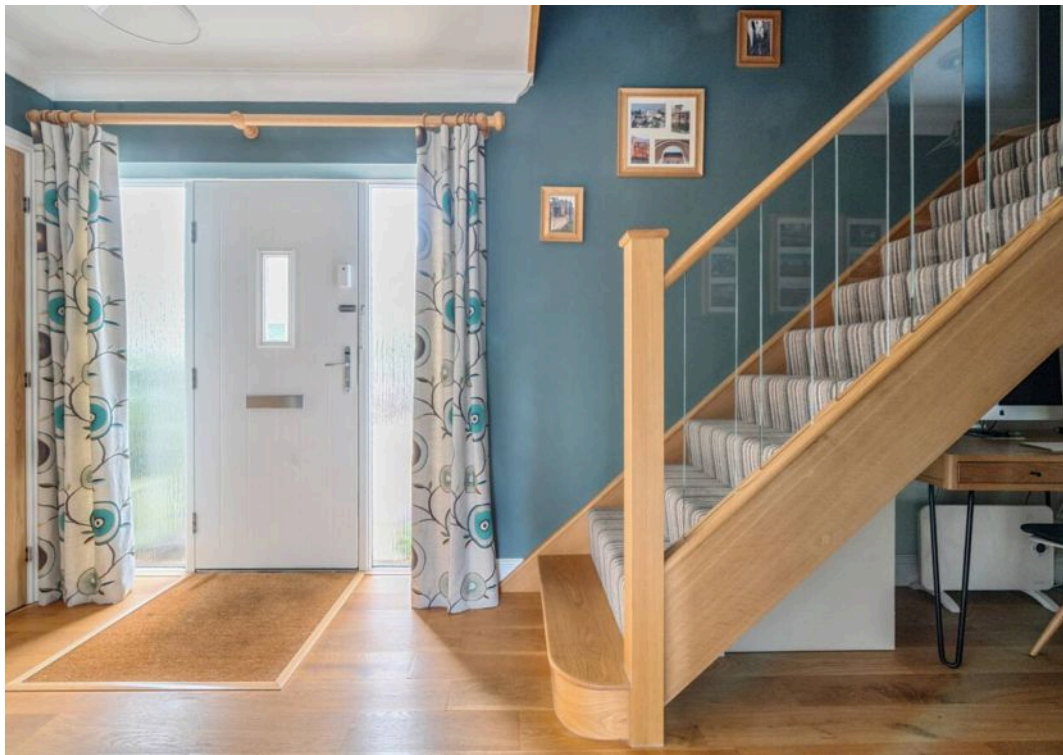
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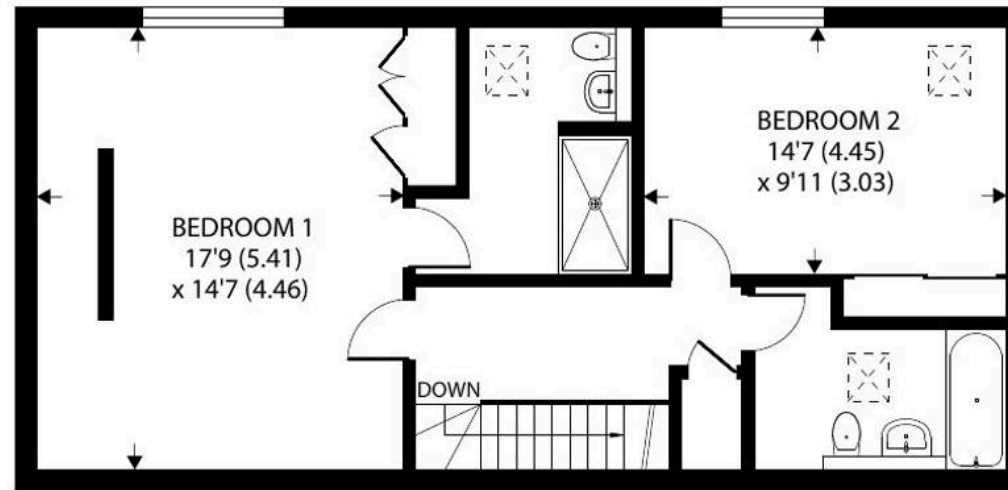
- Beautifully Presented Two Bedroom Semi-Detached House
- Light & Spacious Throughout
- Modern Kitchen / Dining Room With Views To Garden
- Elegant Sitting Room With Double Doors To Garden
- Cloakroom
- Two Double Bedrooms With Fitted Wardrobes
- En-Suite To Primary Bedroom
- Stylish Family Bathroom
- Beautifully Landscaped Private Garden With Flower Borders & Seating Areas
- Two Allocated Parking Spaces

Nestled in a sought-after location, this beautifully presented two-bedroom semi-detached house offers a perfect blend of style and comfort. Bathed in natural light throughout, the property welcomes you with a modern kitchen/dining room that boasts delightful views of the private garden - creating a seamless indoor-outdoor living experience. The elegant sitting room features double doors that open onto the garden, inviting you to relax and unwind in a tranquil setting. Completing the ground floor is a convenient cloakroom, ideal for guests. Upstairs, you will find two double bedrooms, both with bespoke wardrobes, including an en-suite to the primary bedroom. A stylish family bathroom serves the second bedroom, providing a touch of luxury.

Don't miss the opportunity to make this stunning property your new home – a haven of modern living combined with tranquillity.







FIRST FLOOR



GROUND FLOOR

Pears Grove, Emsworth

Approximate Area = 1392 sq ft / 129.3 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: 1300979

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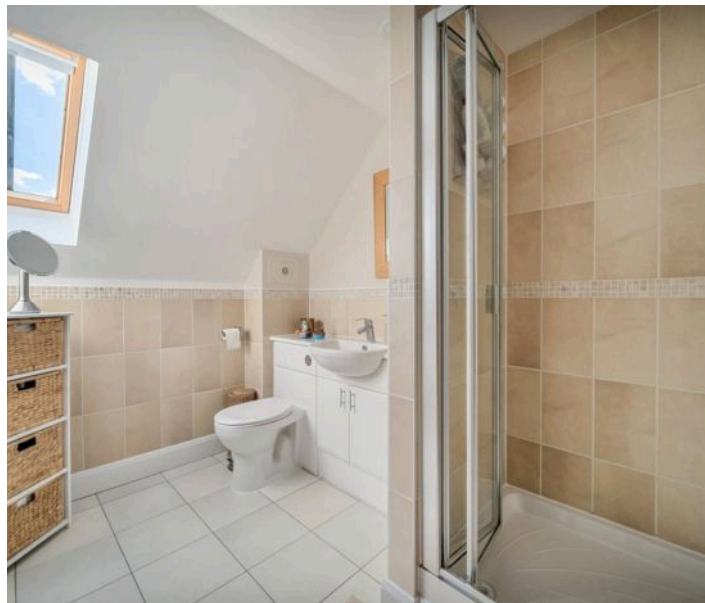
Prinsted

Stepping outside, the beautifully landscaped private garden is a true sanctuary, offering a serene escape amidst flower borders and seating areas. Whether you are hosting a summer barbeque or simply enjoying a morning coffee, this outdoor space provides the perfect backdrop for any occasion. With security in mind, the garden is completely private, allowing you to unwind in peace. For added convenience, the property benefits from two allocated parking spaces, ensuring stress-free parking for you and your guests.

Prinsted is a desirable hamlet adjoining the popular West Sussex village of Southbourne. Enjoy walks, wildlife and water sports at Chichester Harbour, a designated Area of Outstanding Natural Beauty. Prinsted is less than one mile from the station, which connects the village with surrounding towns, including Gatwick, London Victoria and Southampton. There are also a farm shop, local Co-Op, pharmacy, church and public house. A doctors surgery, veterinary practice and children's nursery are within walking distance. Southbourne is also served by Bourne Community College and Southbourne Primary School. Further facilities can be found in Emsworth and Chichester which are linked by road and a regular bus service in both directions on the A259. Surrounding Prinsted is wonderful countryside and farmland.

Council Tax band: E

Tenure: Freehold





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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.

18 Pears Grove

Emsworth, Emsworth

STUNNING 2-bed semi-detached house in sought-after location. MODERN FITTED KITCHEN, elegant living room with garden access, EN-SUITE primary bedroom, LANDSCAPED PRIVATE GARDEN, 2 parking spaces. Ideal blend of style and comfort. VIEW NOW!

Council Tax band: E

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