



**37 West Brook View, Emsworth**

Guide Price £695,000 Freehold

 **Henry Adams**  
estate agents



# 37 West Brook View

## Emsworth

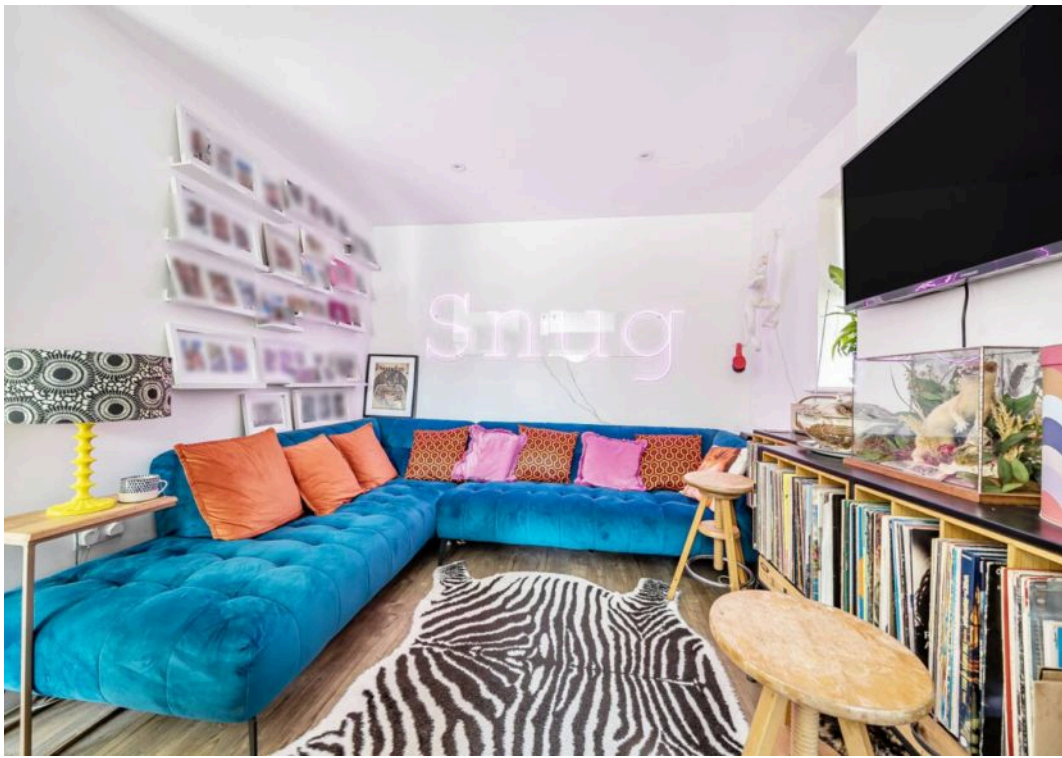
- Beautifully Presented Four Bedroom Detached House With NHBC Remaining
- Stylish Open Plan Kitchen / Dining / Family Room
- Cloakroom & Utility Room
- Four Double Bedrooms
- En-Suite To Primary Bedroom With Double Walk In Shower
- Modern Family Bathroom With Bath & Separate Walk In Shower
- Secure Private Garden With Seating Area
- Garage With Internal Door & Drive Providing Ample Off Road Parking
- Requested Location

A rare gem in the sought-after neighbourhood situated on a no through road consisting of only four properties, this beautifully presented four-bedroom detached house offers luxury living at its finest. Step inside to discover a modern and spacious interior, featuring a stylish open plan kitchen/dining/family room, perfect for entertaining guests or enjoying family meals. The ground floor also boasts a convenient cloakroom and utility room, adding to the practicality and functionality of the home. Upstairs, you will find four generous double bedrooms, including an en-suite to the primary bedroom, providing a private sanctuary for relaxation. The modern family bathroom completes the upper level. The front of the property looks onto a wooded area with a natural wild life pond perfect for local bird life.

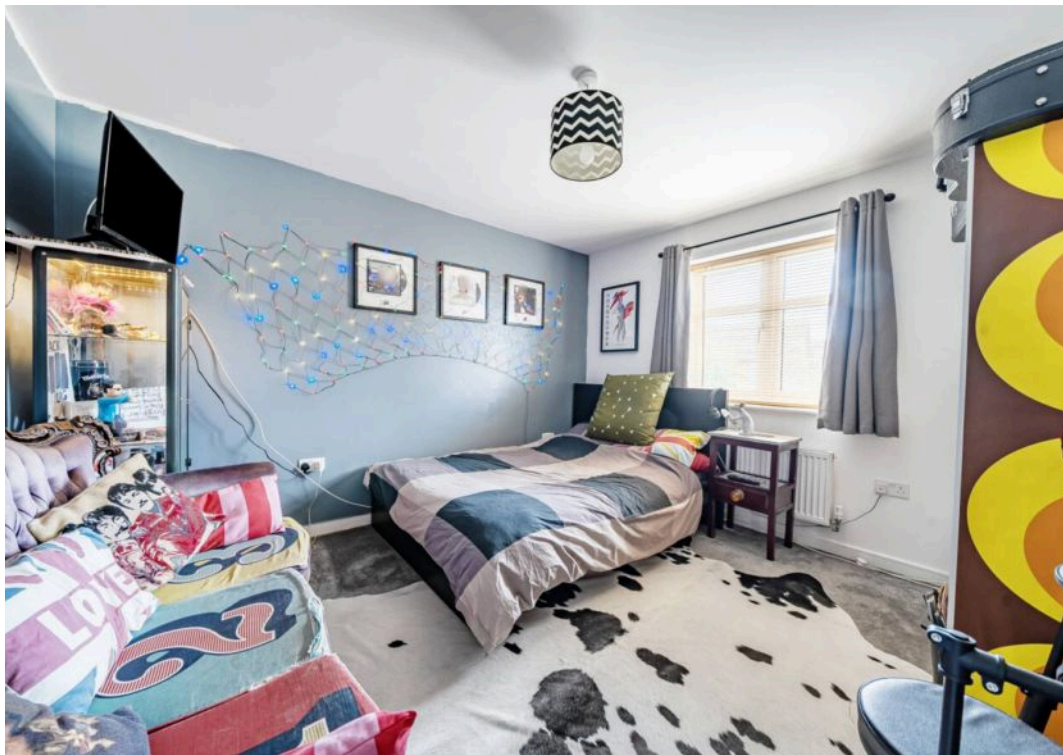
Don't miss out on this rare opportunity to own a piece of paradise in this desirable neighbourhood.















GROUND FLOOR



FIRST FLOOR

## 37 West Brook View, Emsworth

Approximate Area = 1552 sq ft / 144.1 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1741 sq ft / 161.7 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: 1296137



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Outside, the property continues to impress with a secure private garden, providing a tranquil escape from the hustle and bustle of daily life. Enjoy al fresco dining or simply unwind in the peaceful surroundings of the outdoor seating area. A garage and drive offer ample parking space, ensuring convenience for you and your guests. Situated in a highly requested location, this property offers the perfect blend of luxury, comfort, and practicality, making it an ideal choice for those seeking a prestigious and well-appointed home.

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: F

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.