



115 New Brighton Road, Emsworth

Guide Price £595,000 Freehold

115 New Brighton Road

Emsworth

- Four Bedroom Detached House
- Parking for Multiple Vehicles
- Open Plan Living Space
- West Facing Garden
- Bright and Spacious Throughout
- Garage

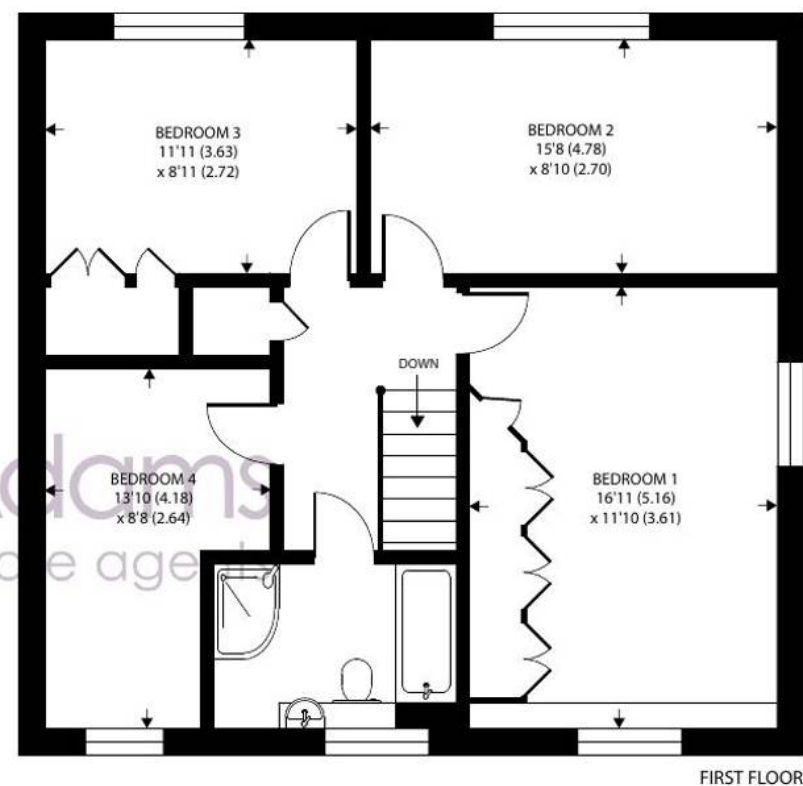
On entering, you are welcomed into a bright and spacious hallway, which leads through to the elegant sitting room. This inviting space is centred around a contemporary feature fireplace, creating a warm and welcoming atmosphere for cosy evenings. The sitting room flows seamlessly into the open-plan dining area, where views over the garden make it a natural hub for family life and entertaining.

At the heart of the home is the well-presented kitchen and dining space. Offering ample storage and a practical layout, it is perfectly suited for everyday family living. The open-plan design extends easily to the private garden, creating a light and sociable space ideal for gatherings or relaxed daily use. A convenient ground-floor cloakroom adds further practicality.

Upstairs, four generously proportioned double bedrooms provide flexible and comfortable accommodation for the whole family. Bedrooms one and three benefit from fitted wardrobes, offering useful storage while maintaining a clean, uncluttered aesthetic. The family bathroom is finished to a high standard, combining style with functionality.







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Approximate Area = 1406 sq ft / 130.6 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1566 sq ft / 145.4 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.
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Outside, the private, low-maintenance garden has been designed with ease of enjoyment in mind. A paved patio provides the perfect spot for al fresco dining or a morning coffee. To the front, a garage and driveway offer generous parking for multiple vehicles. This property presents a rare opportunity to enjoy spacious, well-balanced living within a prime and highly accessible location in the heart of Emsworth.

The property enjoys a convenient position just north of Emsworth town centre, offering a wide range of day-to-day amenities including shops, doctors and dentists, a library, traditional pubs, and restaurants. The town is well known for its two historic mill ponds and active sailing club. For those who enjoy the outdoors, the foreshore of Chichester Harbour lies less than half a mile to the south, providing scenic coastal walks and excellent sailing opportunities. Travel connections are equally impressive. A local bus service runs from the bottom of the road, while Emsworth railway station is within easy reach, providing regular services along the south coast and into London. The A27 offers fast links to Portsmouth and Southampton to the west, Chichester and Brighton to the east, and onward connections to Petersfield and London via the A3. Havant town centre provides additional shopping and leisure facilities, as well as a mainline railway station with direct services to London Waterloo in approximately 70 minutes. Families are also well served by a range of local schooling options for all ages within a two-mile radius.

Council Tax band: E EPC Energy Efficiency Rating: D





Henry Adams - Emsworth

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

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.