



## 17 Bosmere Gardens, Emsworth

Guide Price £365,000 Freehold



# 17 Bosmere Gardens

## Emsworth

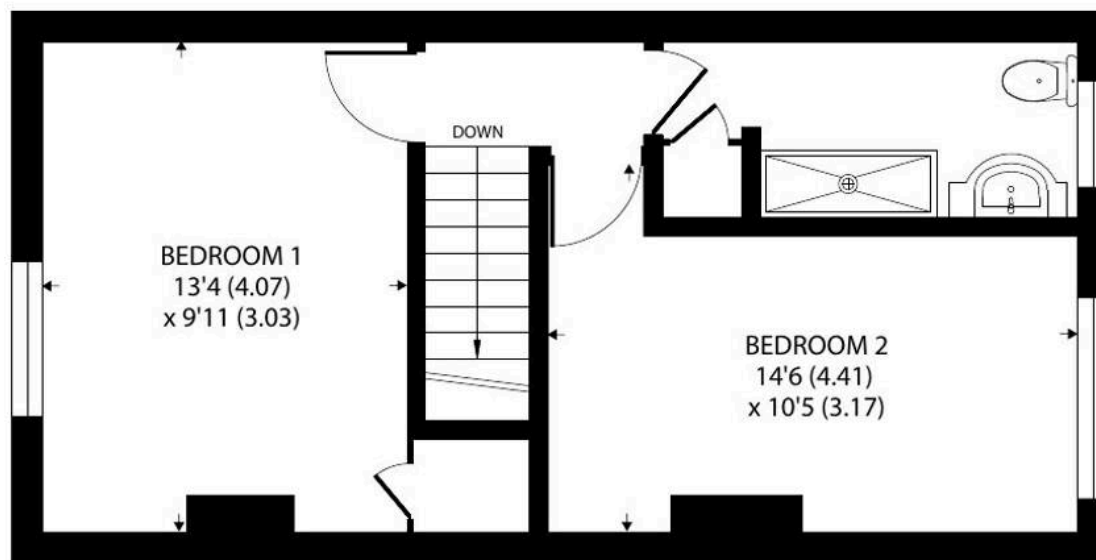
- Beautifully Presented Two Bedroom Cottage With Original Features
- Light & Spacious Throughout
- Modern Fitted Kitchen / Breakfast Room
- Cosy Sitting Room With Log Burner
- Sun Room With Views Across the Garden
- Cloakroom
- Two Double Bedrooms
- Contemporary Family Bathroom
- Landscaped Garden With Patio Area
- Popular & Convenient Location

Nestled in a popular and convenient location, this beautifully presented two-bedroom cottage exudes charm and character with its original features and modern amenities. Light-filled and spacious, the interior boasts a modern fitted kitchen/breakfast room ideal for culinary endeavours, while the cosy sitting room beckons with a welcoming log burner, perfect for cosy evenings. Enjoy the tranquillity of the sunroom that offers picturesque views across the landscaped garden, providing a seamless blend of indoor-outdoor living. Additional highlights include a convenient cloakroom, two generously sized double bedrooms, and a contemporary family bathroom, ensuring comfort and functionality in equal measure.









FIRST FLOOR



GROUND FLOOR

## 17 Bosmere Gardens

Approximate Area = 848 sq ft / 78.7 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: 1327107



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Externally, the property truly shines with its landscaped garden featuring a patio area, creating an inviting space for outdoor relaxation or entertaining guests. The meticulously designed outdoor space complements the cottage's interior harmoniously, offering a private oasis amidst the bustling surroundings. Whether enjoying a morning coffee in the sun-drenched garden or hosting gatherings under the stars, the outdoor area provides the perfect backdrop for a variety of activities. With its delightful blend of traditional charm and modern appeal, this cottage presents a unique opportunity to embrace a lifestyle of comfort and style in a sought-after locale.

The property is located close the centre of Emsworth which offers day to day shopping facilities, schooling to the age of 11, pubs and restaurants, doctors, dentists, train station and bus service. Havant lies approximately 3 miles to the west with main-line railway station to London Waterloo. The A27 junction is approximately ½ a mile with access Portsmouth, Southampton and the west. Chichester and Worthing in the East and London to the north via the A3(M) intersection at Bedhampton. The foreshore lies about 300 yards south of the property.

Council Tax band: C

EPC Energy Efficiency Rating: C







## Henry Adams - Emsworth

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