



545 Southleigh Road, Emsworth

Guide Price £695,000 Freehold



545 Southleigh Road

Emsworth

- Four Bedroom Detached Character home
- Beautifully Presented
- Original Features
- Stylish Fitted Kitchen
- Utility Room
- Modern Family Bathroom
- Extensive Landscaped Garden
- Double Garage and Driveway
- Requested Location

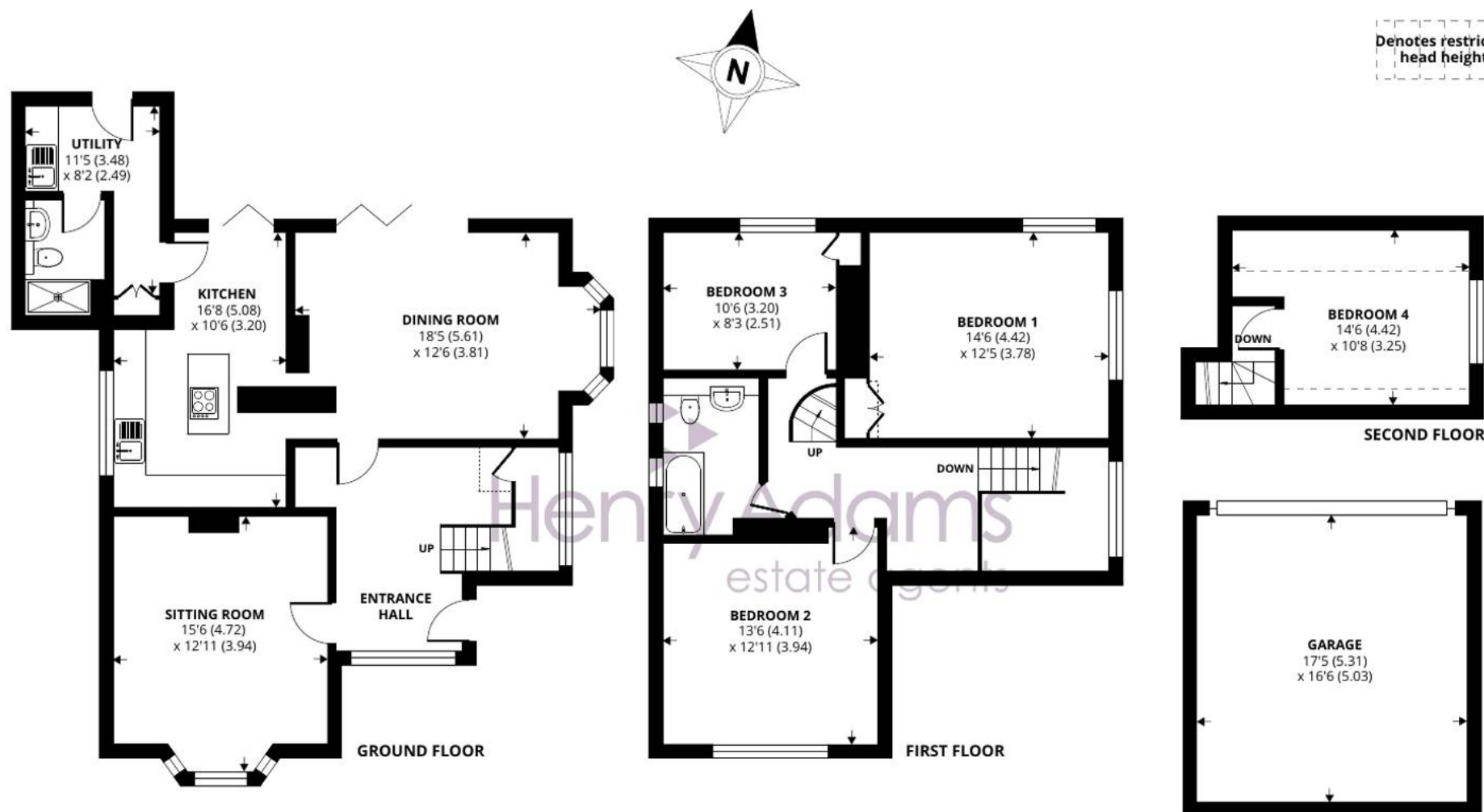
Nestled within a sought-after location, this exceptional four-bedroom detached character home effortlessly combines traditional charm with contemporary living.

Upon entry, you are greeted by a spacious hallway that sets the tone for the rest of the property. The two reception rooms offer a versatile living space, with each room featuring a striking feature fireplace as a focal point, adding to the overall charm and character of the home. The stylish fitted kitchen is a culinary delight, equipped with modern appliances and ample storage space, making it a perfect spot for creating memorable meals for family and friends. Adjacent to the kitchen there is a shower room and a convenient utility room provides additional storage and laundry facilities. The property boasts four generously sized bedrooms, offering comfortable and private spaces to unwind and recharge. The modern family bathroom provides a tranquil sanctuary, with sleek fixtures and fittings enhancing the overall aesthetic appeal.





Denotes restricted
head height



Southleigh Road, Emsworth, PO10

Approximate Area = 1645 sq ft / 152.8 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1982 sq ft / 184 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1123156

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Outside

Externally, the property features an extensive landscaped garden, providing a serene outdoor retreat perfect for relaxing or entertaining. The garden has been meticulously cared for, offering a peaceful oasis to enjoy the surrounding natural beauty. For those with multiple vehicles, the property boasts a double garage and a spacious driveway, ensuring ample off-road parking and storage space.

Location

Southleigh Road is situated to the north of Emsworth and conveniently placed for nearby local Co-op, recreation ground and school. Emsworth is a beautiful, thriving village located at the northern end of Chichester Harbour and is renowned for its beautiful coastline and harbour. It has a broad range of independent shops and multiple retailers, restaurants and public houses. There is a range of established and highly regarded schools covering all age groups and various denominations. Emsworth has a railway station with services to Havant, which connect to London Waterloo, as well as access via road to the north to the A3M to Guildford and London and to the South to the A27 between Chichester and Portsmouth.

Council Tax band: F

EPC Energy Efficiency Rating: D





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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.