



42 Brook Gardens, Emsworth

Guide Price £335,000 Freehold

42 Brook Gardens

Emsworth

- Well-presented Two Bedroom End of Terrace Property
- Contemporary Fitted Kitchen
- Light and Airy Conservatory
- Two Spacious Bedrooms
- Modern Family Bathroom
- Private Garden
- Garage and Driveway Parking
- Walking Distance to Emsworth Village and the Sea Front
- Vacant Possession with No Forward Chain
- Excellant Starter Home/First Time Buy

Nestled in a tranquil location, we are delighted to present this well-presented two-bedroom end of terrace house as an excellent opportunity for a starter home or first-time buy. Embracing modern living, the property boasts a comfortable sitting room, a contemporary fitted kitchen ideal for entertaining. The home also features two spacious bedrooms, offering ample space along with a modern family bathroom.

With a light and airy conservatory overlooking the gardens, the property invites natural light to flood the interiors, creating a welcoming ambience. The property also benefits from a private garden, ideal for outdoor dining and relaxation. Residents are within walking distance to Emsworth Village and the seafront, allowing for leisurely strolls and day-to-day shopping just a short distance away.







Brook Gardens, Emsworth

Approximate Area = 748 sq ft / 69.4 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 870 sq ft / 80.7 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.
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Further enhancing the appeal of this charming home, convenience is key with a garage and driveway parking, ensuring a stress-free arrival at your doorstep. The property is offered with vacant possession and no forward chain, providing a smooth transition for discerning buyers looking to settle into their new property.

Located in the favoured south west corner of Emsworth south of the A259 in a sought after residential area, Brook Gardens is within easy reach of the foreshore set on the upper reaches of Chichester Harbour with coastal walks to Langstone in the west and Thorney Island and Chidham in the east popular with both birdwatchers and ramblers. The bustling centre of Emsworth nearby has local shopping, pubs, restaurants and two sailing clubs. The historic Cathedral City of Chichester lies approximately eight miles to the east with its Festival Theatre and racing at Goodwood, whilst Portsmouth to the west is a renowned maritime centre with the Mary Rose, Warrior and HMS Victory. Emsworth station is part of the Southampton/Brighton line with, via Havant, access to London Waterloo and there are good road links east and west via the A27 and north via the A3(M) to London.

Council Tax band: C

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.