



2 Winfield Way, Emsworth

Guide Price £325,000

 **Henry Adams**
estate agents

2 Winfield Way

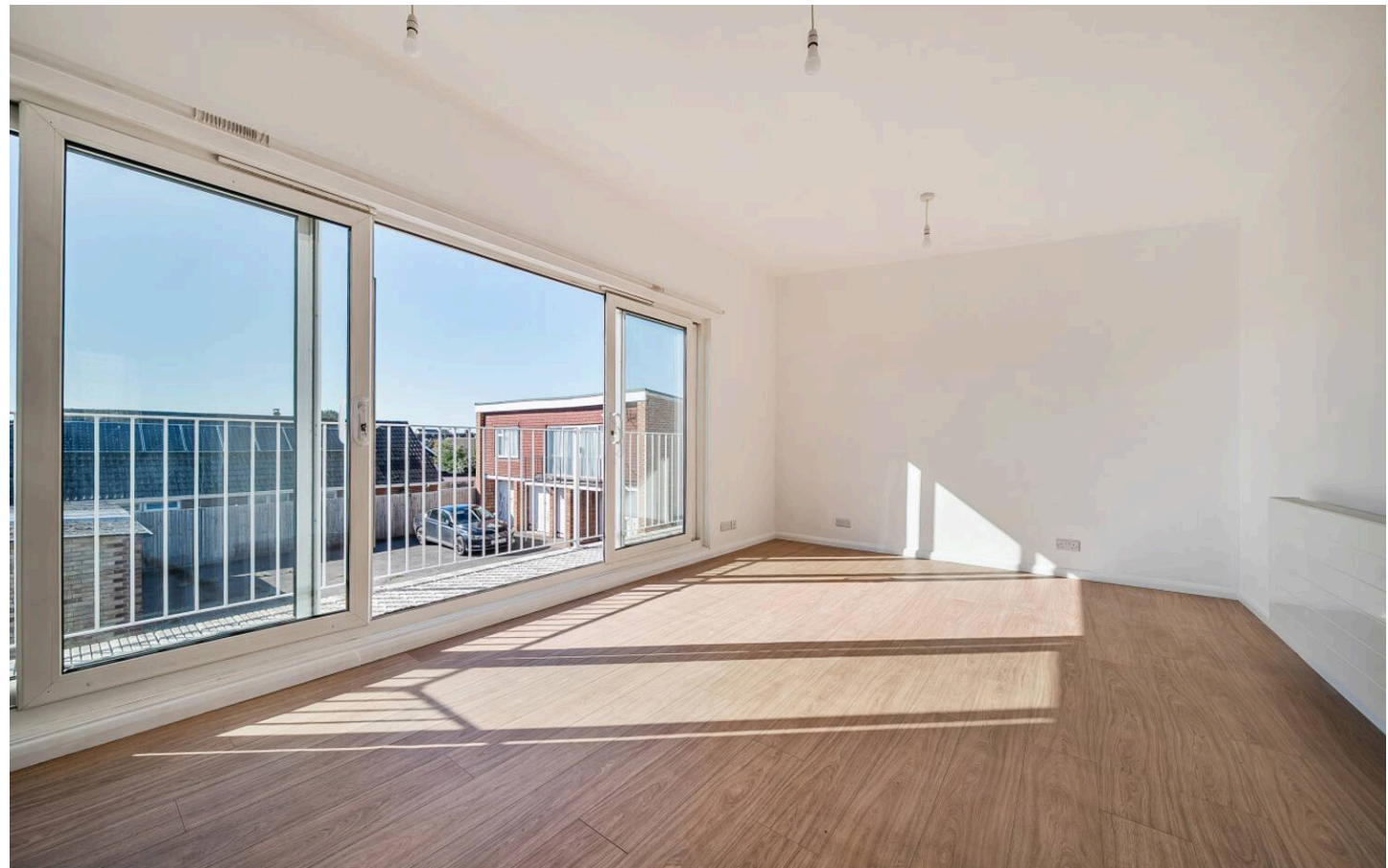
Emsworth

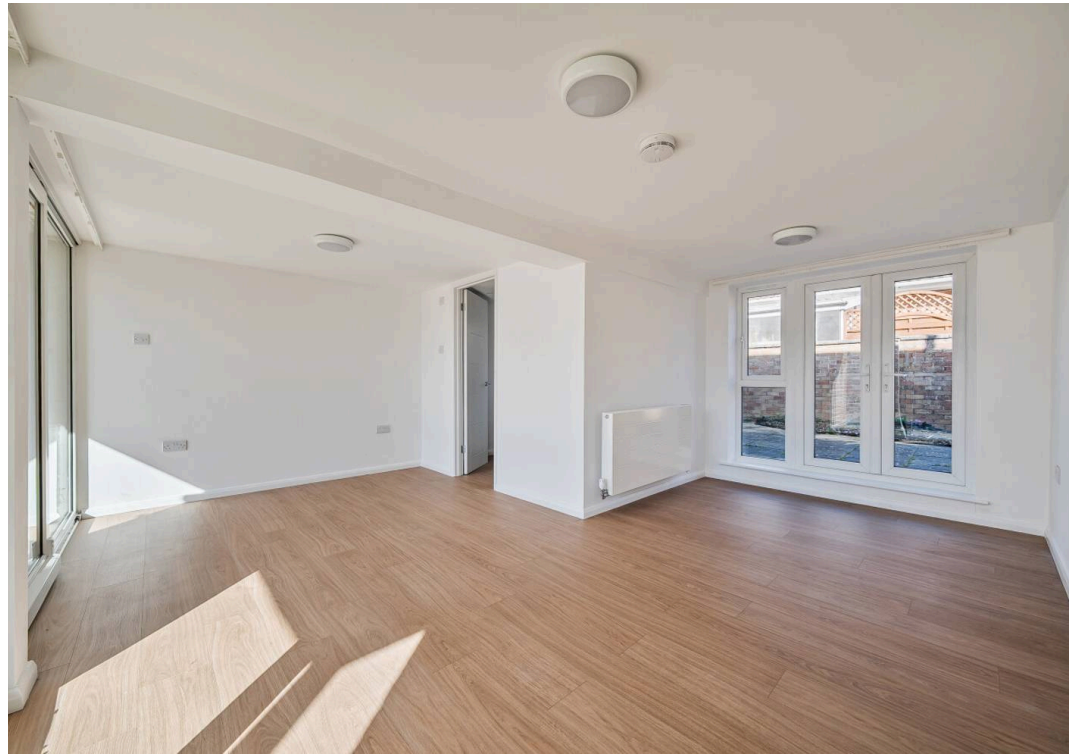
- Elegant Converted Coach House
- Garage
- Private Garden
- Chain Free
- Recently Refurbished
- Two-Double Bedrooms

This recently transformed, immaculately presented coach house occupies a corner plot and offers contemporary living with thoughtful design throughout. The property features an *upside-down* layout, maximising light and space. On the first floor, a welcoming hallway leads to an open-plan kitchen and living area, with French sliding doors opening onto a Juliet balcony, ideal for enjoying summer evenings. The modern kitchen is fitted with crisp white cabinetry and new appliances, complementing the bright and airy feel of the space. The principal bedroom on this level benefits from a private bathroom, while a guest WC adds convenience.

A sweeping spiral staircase leads to the ground floor, where a second double bedroom with en-suite opens directly onto a private garden. An integral garage, modernised to accommodate the modern-day vehicle, adds practicality. The garden is mainly paved with mature shrubs. Parking for two cars adds convenience to the home.

With easy access to the A27 and within reach of Emsworth's shops and cafés, this home combines modern style, flexible living, and outdoor space, making it an attractive opportunity for buyers.







Approximate Area = 898 sq ft / 83.4 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 1139 sq ft / 105.7 sq m

For identification only - Not to scale



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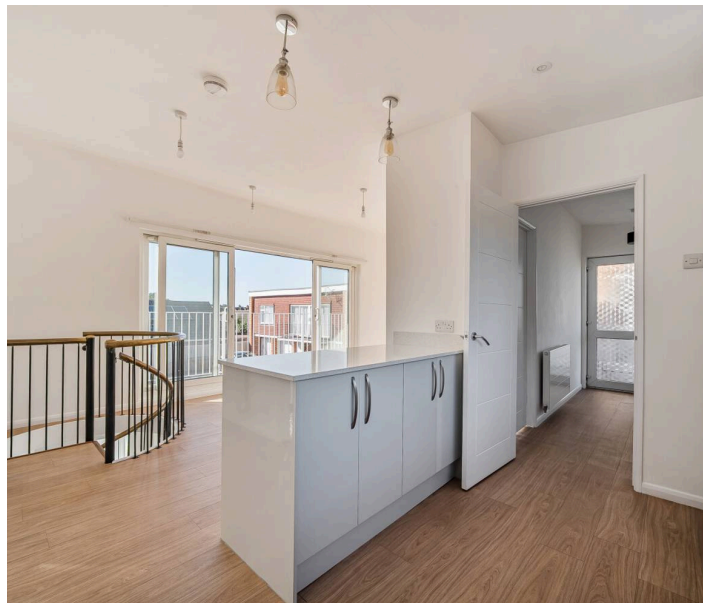
Emsworth

Winfield Way is located just to the North of the Harbour side village of Emsworth. The village offers a broad range of independent shops and multiple retailers, restaurants and public houses and is excellently connected, with a railway station and both the A3M and A27 close by. Nearby Havant has a railway station on the main Portsmouth to London Waterloo line, with the fastest trains reaching the capital in just 77 minutes. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact 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.