



40 Christopher Way, Emsworth

Guide Price £575,000 Freehold



40 Christopher Way

Emsworth

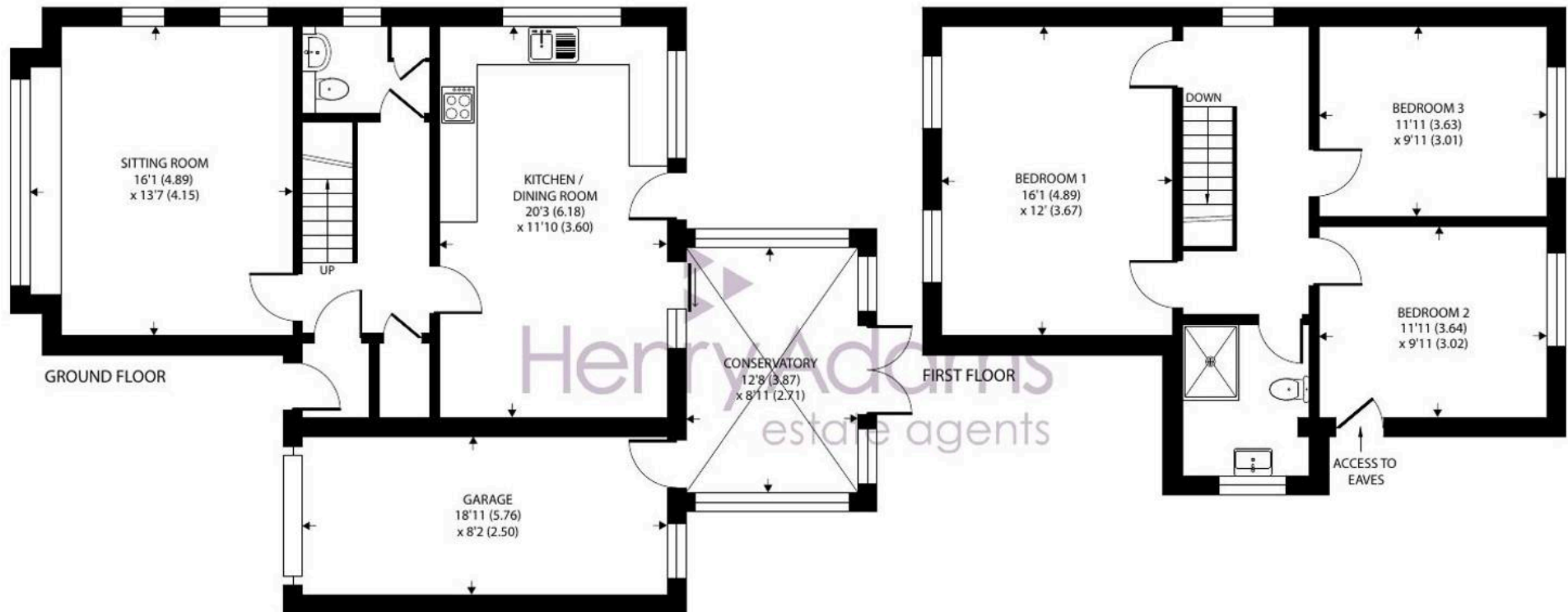
- No-Forward Chain
- Detached House
- Three-Double Bedrooms
- Kitchen Dining Room
- Garden & Patio Area
- Garage & Parking

With no onward chain, this detached family home enjoys a desirable position in one of Emsworth's most sought-after residential areas, located within half a mile of the town centre and conveniently close to St James' School. The property provides well-balanced and thoughtfully designed accommodation, ideal for modern family living. The ground floor features a generous double-aspect sitting room with a feature fireplace, while the open-plan kitchen and dining area form a sociable heart to the home. The kitchen is fitted with ample cabinetry and integrated appliances, and the space flows seamlessly into a part-brick built conservatory, a bright and inviting additional living area overlooking the rear garden. A family or guest WC cloakroom completes the ground floor.

Upstairs, there are three comfortable double bedrooms, all enjoying good natural light, together with a family bathroom fitted with a shower.







40 Christopher Way, Emsworth

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1482 sq ft / 137.5 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: 1380124

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The enclosed rear garden is laid mainly to lawn with a paved patio area, ideal for outdoor dining and relaxation, bordered by well-tended flower beds that add colour and character throughout the seasons. Outside, the property benefits from private driveway parking and a good-sized garage with an electric up-and-over door, offering both practicality and convenience.

This is a wonderful opportunity to acquire a well-presented family home that combines space, comfort, and an enviably convenient location close to local amenities and well-regarded schools.

Christopher Way, off New Brighton Road, is a family-friendly residential road in a popular part of Emsworth just north of the town centre. It is served by the well-renowned St James' Primary School. Emsworth itself is a picturesque former fishing village with amenities for all day-to-day needs including, several public houses and restaurants. The railway station connects Emsworth with Chichester in the east and Portsmouth and Southampton in the west, with mainline connections provided via Havant, where you will also find more comprehensive shopping and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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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.