



23 West Brook View, Emsworth

Guide Price £470,000 Freehold

 Henry Adams
estate agents



23 West Brook View

Emsworth

- The Owner Has Found Their Onward Purchase
- Highly Sought-After Setting
- Three-Double Bedrooms
- Modern Detached House
- Garage & Private Driveway
- NHBC Still in Place

Exceptional double-fronted detached home with open views, landscaped gardens & elegant outdoor living. Occupying a prominent corner plot with far-reaching views over adjoining green space.

Constructed by Bellway Homes in 2019 and benefitting from the remainder of its NHBC warranty, the property has been thoughtfully improved by the current owners to create a sophisticated, highly functional and contemporary home.

A generous reception hall provides an impressive sense of arrival and leads to the well-designed kitchen and dining room positioned to one side of the house. This bright and sociable space features a fully equipped kitchen, separate utility room and excellent storage, with attractive views across the rear garden. To the opposite side lies an elegant dual aspect living room, perfectly placed to enjoy the outlook over the neighbouring greenspace.

The first floor is arranged around a light-filled landing and offers three well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.







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Approximate Area = 996 sq ft / 92.5 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1211 sq ft / 112.4 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: 1383537

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Designed for both relaxation and entertaining, the landscaped rear garden provides a wonderful extension of the living space. French doors from the dining area open onto a smartly finished patio, leading to an inviting outdoor lounge area with ample space for a hot tub, if desired. The garden is predominantly laid to lawn and complemented by thoughtfully planted borders for year-round pleasure.

Further features include a garage, off-road parking and the desirable advantages of a corner position, affording a heightened sense of privacy and an enhanced open outlook.

West Brook View offers convenient access to the train station and the nearby village of Westbourne. Emsworth itself, at the top of Chichester Harbour has good local shopping, two sailing clubs and restaurants. With good rail link to London Victoria & Waterloo, as well as easy access to the A27 & A3 Emsworth is a delightful area in which to live.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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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.