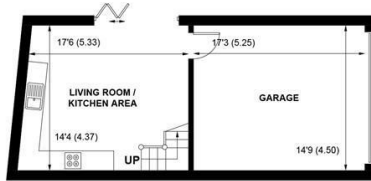


SW

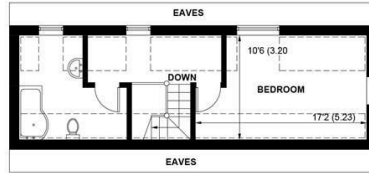
Sims Williams



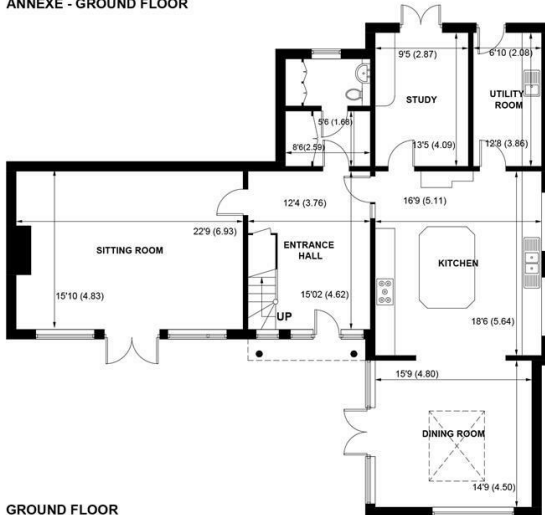
WESTERN LODGE, 33 HAVANT ROAD, EMSWORTH, HAMPSHIRE, PO10 7JD



ANNEXE - GROUND FLOOR



ANNEXE - FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2672 SQ FT / 248.2 SQ M

ANNEXE = 871 SQ FT / 80.9 SQ M (INCLUDING GARAGE)

TOTAL = 3543 SQ FT / 329.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©

Produced for Sims Williams

£3,750 PCM

WESTERN LODGE, 33, HAVANT ROAD,
EMSWORTH,
HAMPSHIRE, PO10 7JD

- Fantastic Detached House
- Reception Hall
- Cloakroom
- Five Bedrooms & 3 Bathrooms
- Wonderful Kitchen/Family Room
- Two/Three Main Receptions
- Annexe & Garage
- Available August 2024
- Deposit: Five Weeks' Rent

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = F

Western Lodge is approached via a discreet, gated entrance and a long driveway.

The property is presented in very good decorative order and it has numerous features of note. These include the outstanding, extended, kitchen/breakfast room, which provides the focal point of the main house.

It is well equipped with fitted appliances and there is also a central, peninsula breakfast bar. Also on the ground floor is an impressive sitting room, a study, utility room and a cloakroom.

On the first floor there are five bedrooms and three bathrooms, although one of the bedrooms can also be used as a dressing room.

Two of the rooms are en - suite.

The annexe is very well equipped and is in excellent decorative order. It will suit a dependent relative or perhaps a teenager.

There is also a garage and the large driveway affords plenty of parking

The rear garden is secluded and offers a good degree of privacy.

One dog may be considered, with regret no cats.

Emsworth is a very popular harbour town, with a good mix of period and contemporary properties.

There is a sailing club and mainline station to London, with good links to Portsmouth and Chichester.

Directions: From Chichester, proceed west on the

A259. Continue through Fishbourne and then Bosham and as you enter Emsworth, you will come to a roundabout.

Proceed straight over and you will pass a public house and a garage on the right. You will see the entrance to the driveway on the right hand side.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

