





# 60 Brook Gardens, Emsworth, Hampshire PO10 7LB



STUNNING INTERIORS.... this Extended Semi-Detached Family Home situated in a cul-de-sac, south of the A259, in the much requested south-west corner of Emsworth. Much improved and enhanced by the present owners for their own enjoyment, this property simply must be seen.

The property has been extended on the ground floor to provide spacious family living space to include an Entrance Hall, Refurbished Cloakroom, Sitting/Dining Family Room with doors opening on to an Al Fresco Dining Area, Re-Fitted Kitchen, Large separate utility Room. Upstairs there are Three Bedrooms and a luxury Family Bathroom. warmed throughout by Gas Central Heating and Double Glazing. Outside the property has ample Off-Road Parking and side pedestrian access to an attractive rear garden with covered Al-Fresco Dining and Seating Area, Paved garden with Hot-Tub and pergola.

- EXTENDED SEMI-DETACHED FAMILY HOME
- SOUTH -WEST EMSWORTH
- CUL DE SAC LOCATION
- STUNNING INTERIORS
- THREE BEDROOMS
- GAS HEATING. DOUBLE GLAZING
- CHARMING AL FRESCO AREA
- OFF ROAD PARKING

Asking Price  
£465,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Sitting/Dining Family Room
- Kitchen
- Utility
- Cloakroom



## First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom









## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape) (formerly an Area of Outstanding Natural Beauty).

Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Mainline railway station to London at nearby Havant.



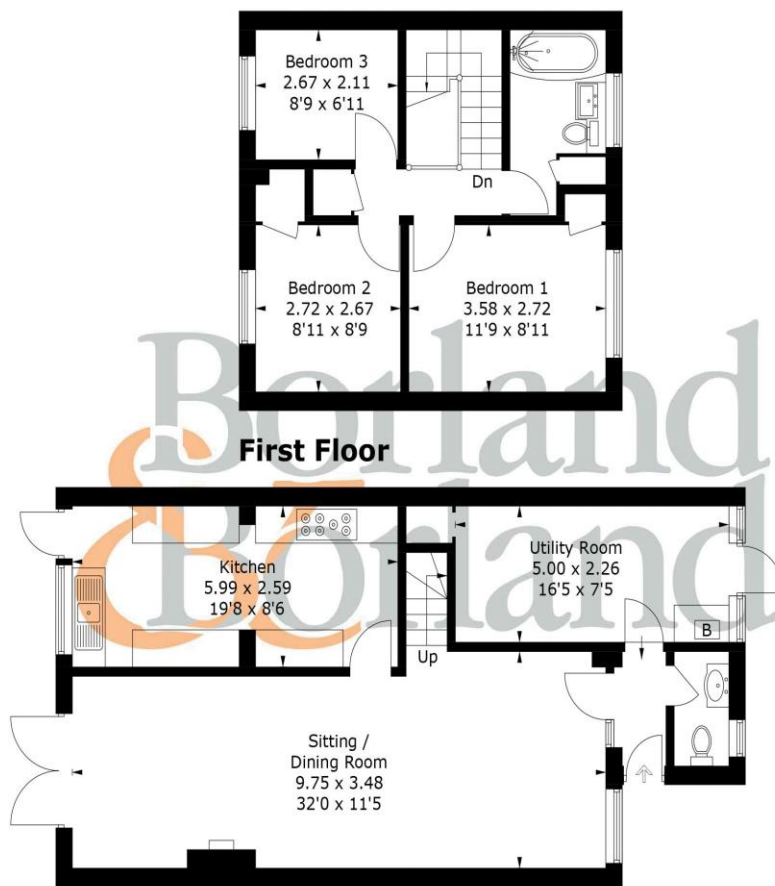






## 60, Brook Gardens, PO10 7LB

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft



### Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1168052)



### Directions

SAT NAV: PO10 7LB

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