





# 13 Redlands Lane, Emsworth, Emsworth PO10 7SN



IMMACULATE, DETACHED BUNGALOW... EXTENDED TO PROVIDE THREE DOUBLE BEDROOMS, ONE WITH AN ENSUITE.... situated on the northern fringe of Emsworth and walking distance of the village of Westbourne, with its local shops including Co-op, post office, café/pubs.

The accommodation comprises: Entrance Hall, Modern Fitted Kitchen with a door to the garden, Sitting/Dining room, opening onto the garden, doors to Bedroom Two which benefits from an Ensuite shower room, Bedroom One, Bedroom Three, Shower Room. Externally the property is approached by a driveway and beautifully landscaped front garden, fringed with palm trees. There is a garage with power and the rear garden wraps around the property, with its various seating areas, well stocked borders, lawned areas & shed.

- IMMACULATE & EXTENDED  
DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS, ONE WITH  
ENSUITE
- MODERN FITTED KITCHEN
- LOUNGE/DINING ROOM OPENING  
ONTO GARDEN
- FAMILY SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE  
GLAZING
- WRAP AROUND LANDSCAPED GARDEN
- DRIVEWAY & GARAGE

Asking Price  
£595,000  
Freehold









## ACCOMMODATION

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Bedroom One
- Bedroom Two with Ensuite  
Shower Room
- Bedroom Three
- Family Shower Room



### External:

- Driveway
- Garage with power
- Wrap around landscaped Garden
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## LOCATION

Located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park.

Redlands Lane is situated within walking distance of the West Sussex village of Westbourne which offers a range of shops, Co-op with Post Office, doctors' surgery, pharmacy and a range of other amenities.

To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour (A National Landscape, formerly AONB), and has a range of independent shops and amenities. Easy access is afforded to the A3 & M27, and nearby Havant station provides direct mainline rail links to London (Waterloo) & the south coast.







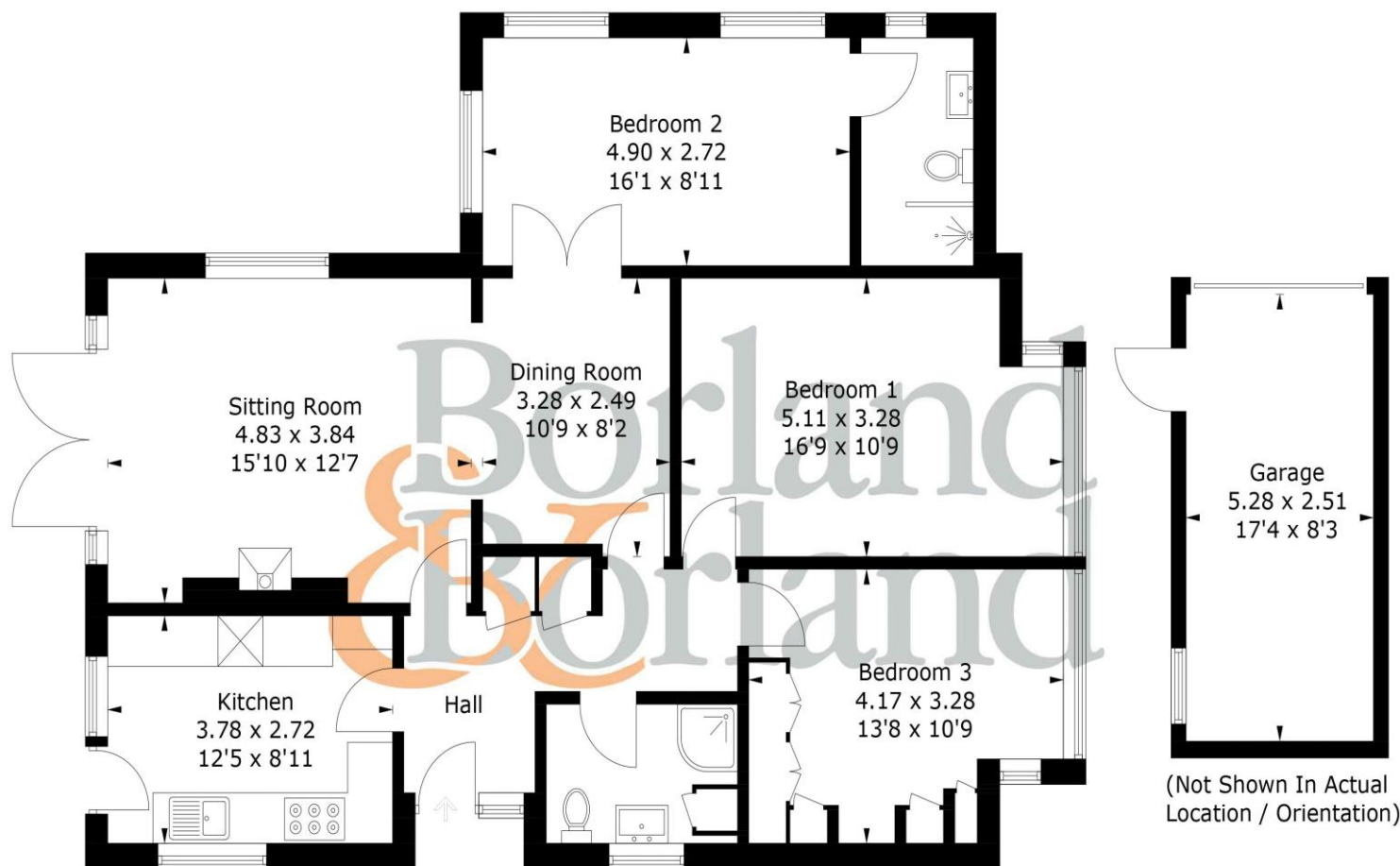


## 13, Redlands Lane, PO10 7SN

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 114.6 sq m / 1233 sq ft



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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. (ID1209716)

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