



THREE BEDROOM SEMI-DETACHED HOME... Situated in the highly sought after Oakmeadow Close in Emsworth, a quiet cul-de-sac and within walking distance to Westbourne Village with its range of shops, bakery, pubs and country walks.

The accommodation comprises: Porch, Entrance Hall, Cloakroom, Sitting Room, Open plan Kitchen/Dining Room, Conservatory. On the first floor there are 3 Bedrooms and a family Shower Room. Externally to the front is a driveway and lawned front garden and benefits from having a Garage. The private enclosed rear garden has patio and lawned areas, with well stocked borders and a shed.

- THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- GAS CENTRAL HEATING
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION

Asking Price  
£435,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen/ Dining Room
- Conservatory
- WC



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Shower Room



EPC: D

Council Tax: D



## LOCATION

This home is situated having the benefit of both Emsworth and Westbourne nearby within walking distance. Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs.

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

Westbourne is a popular West Sussex Downland village location. There is access to shops including post office & pharmacy, doctor's surgery, pubs/restaurant, bakery & garage. Local Schools nearby. It is well placed for countryside walks/cycling and the nearby Stansted Estate and the South Downs.

There is easy access to the South Downs National Park, the Cathedral City of Chichester, and Chichester Harbour. Major road and rail links to London, Portsmouth and Brighton are close to hand, with mainline rail stations at nearby Emsworth, and Havant.



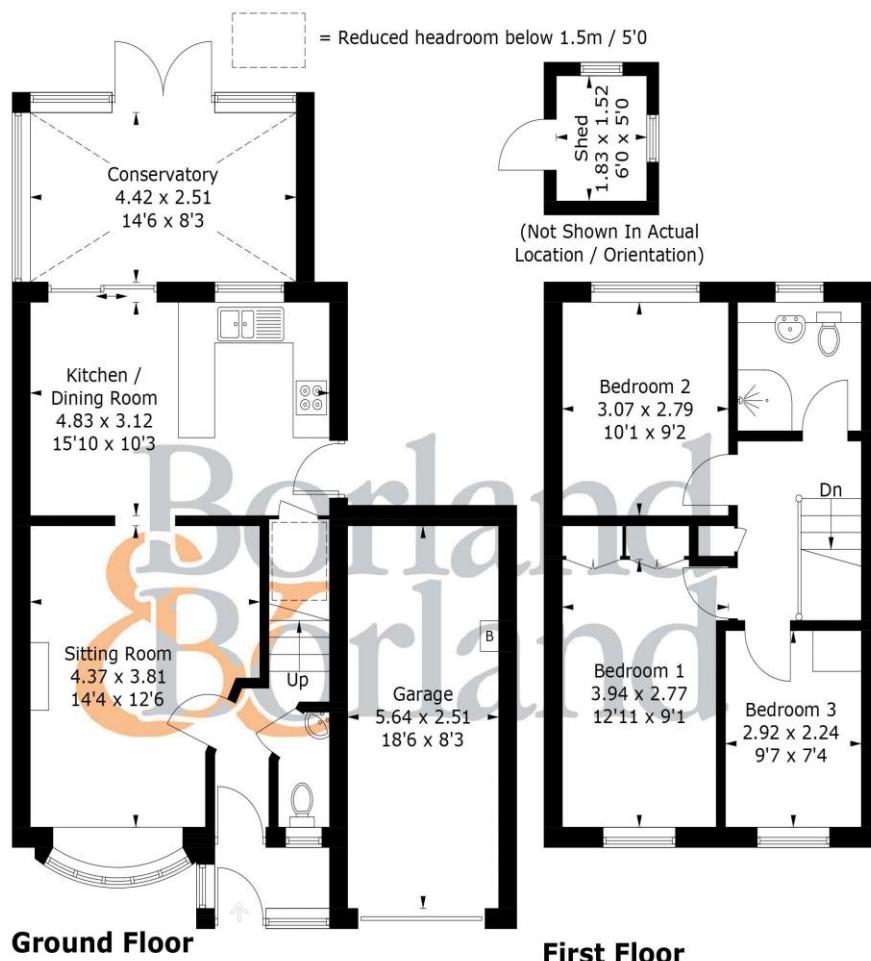


# 18, Oakmeadow Clow, PO10 7RL

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

Garage & Shed = 16.9 sq m / 182 sq ft

Total = 108.7 sq m / 1170 sq ft



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. (ID1239443)

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