



Price
£410,000

Freehold

2x  1x  2x 

**Birch Tree Drive,
Emsworth, Hampshire,
PO10**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Offered 'For Sale' with no chain
- Requested location within Emsworth
- Private driveway and garage
- Close proximity to countryside walks, Westbourne village and the South Downs National Park
- Ease of access to the local amenities and transport links

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'4 x 11'10 (4.98m x 3.61m)

Dining Area: 10'6 x 7'8 (3.20m x 2.34m)

Kitchen : 12'0 x 9'9 (3.66m x 2.97m)

Sun Room : 11'8 x 10'4 (3.56m x 3.15m)

Study: 9'1 x 4'4 (2.77m x 1.32m)

Bedroom 1: 13'10 x 11'11 (4.22m x 3.63m)

Bedroom 2: 11'4 x 10'10 (3.46m x 3.30m)

Shower Room

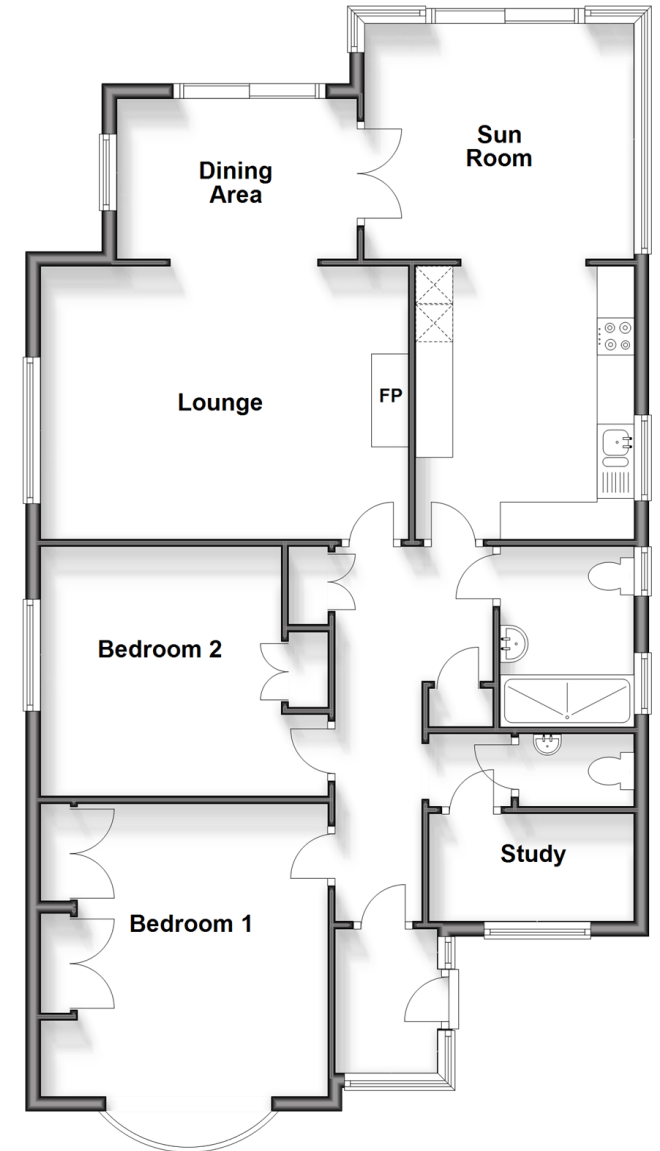
Cloakroom

OUTSIDE

Front & Rear Gardens

Garage & Driveway

Ground Floor
Approx. 102.9 sq. metres (1107.9 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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