

OVER 60?

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



Price

£475,000

Freehold

4x  2x  2x 

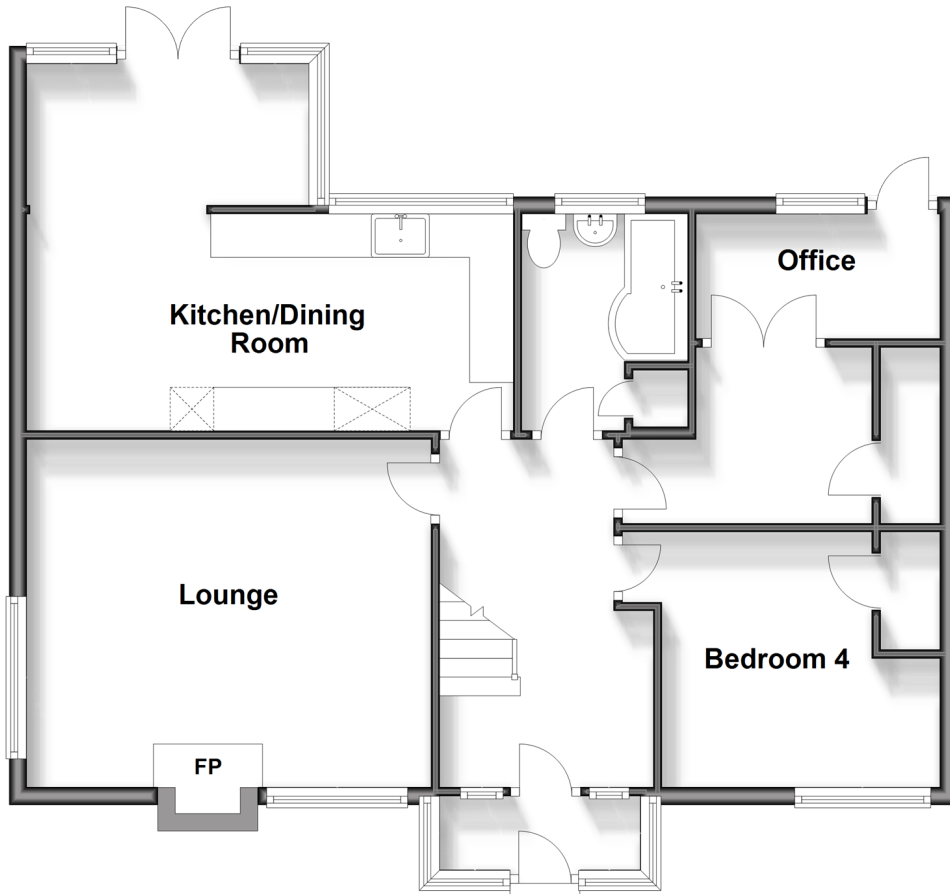
Birch Tree Drive, Emsworth, Hampshire,

PO10

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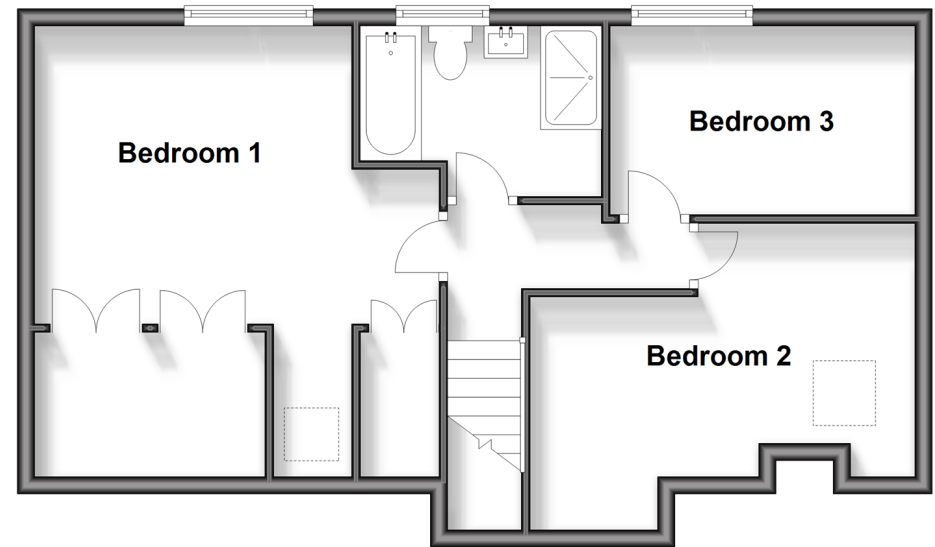
Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'3 x 13'1 (4.65m x 3.99m)

Kitchen/Dining Room: 18'3 x 14'10 (5.57m x 4.52m)

Office 1: 9'5 x 6'7 (2.87m x 2.01m)

Office 2: 10'0 x 4'8 (3.05m x 1.42m)

Bedroom 4: 11'3 x 7'1 (3.43m x 2.16m)

Bathroom

FIRST FLOOR

Bedroom 1: 17'0 x 14'7 (5.19m x 4.45m)

Bedroom 2: 14'8 x 9'5 (4.47m x 2.87m)

Bedroom 3: 12'0 x 10'0 (3.66m x 3.05m)

Shower Room

OUTSIDE

Rear Garden

Off Road Parking



Main features

- Extended chalet style property
- Versatile accommodation over two floors
- Requested located within Emsworth
- Close proximity to countryside walks, Westbourne village and the South Downs National Parks
- Ease of access to the local amenities and transport links.



Nearest Schools

Primary Schools: St James C of E Controlled Primary 0.3 miles, Westbourne Primary 0.6 miles, Emsworth Primary 0.9 miles

Secondary Schools: Glenwood School 0.7 miles, Bourne



Transport Information

Train Stations: Emsworth 0.7 miles, Warblington 1.4 miles, Southbourne 1.5 miles



Address

Birch Tree Drive, Emsworth, Hampshire, PO10



Directions

For directions to this property please contact us.



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Call Emsworth Branch 01243 377888 ■ [cubittandwest.co.uk](https://www.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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