



Price
£335,000

Freehold

2x  2x  1x 

**West Brook View,
Emsworth, Hampshire,
PO10**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Immaculately presented 2 bedroom home
- Garage and Off Road Parking
- En-Suite to bedroom 1
- Quiet residential area in desirable location
- Ideal first home
- Great sized sunny rear garden
- Short walk to train station and central Emsworth

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen: 11'3 x 6'9 (3.43m x 2.06m)
Lounge/Diner: 14'4 x 13'10 (4.37m x 4.22m)

FIRST FLOOR

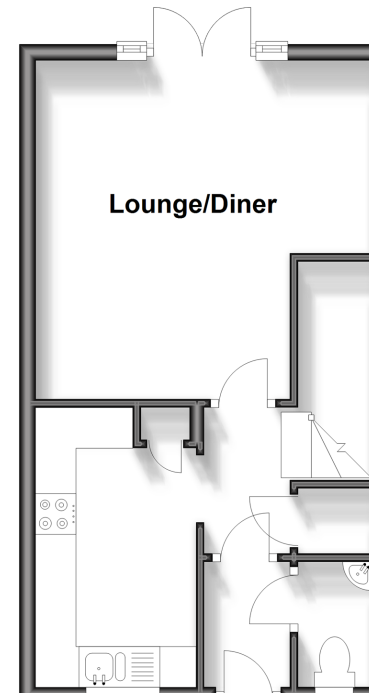
Landing
Bedroom 1: 11'10 x 9'7 (3.61m x 2.92m)
En-Suite Shower Room
Bedroom 2: 14'4 x 7'9 (4.37m x 2.36m)
Bathroom

OUTSIDE

Rear Garden
Garage and Driveway

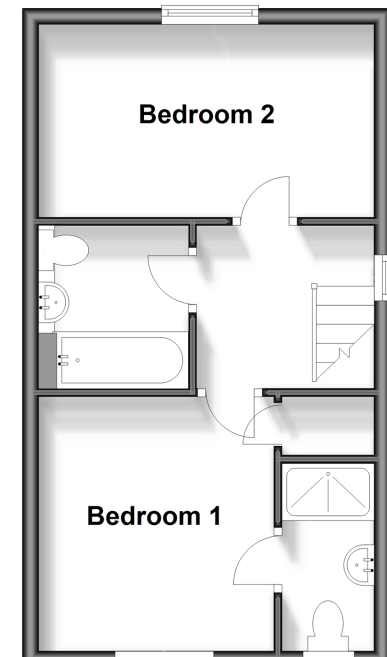
Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



44607829/20250102/JH/JH