



**OVER 60?**

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

**Price**

**£450,000**

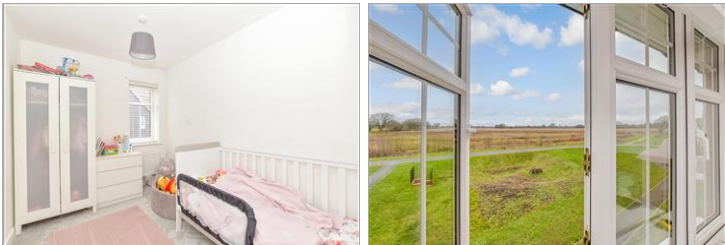
**Freehold**

3x  2x  1x 

**Shipwrights Close,  
Emsworth, Hampshire,  
PO10**

**cubitt & west**  
Helping you move forwards





## Main features

- **Stunning detached family home in Emsworth**
- **Views overlooking fields**
- **Garage and driveway**
- **Bright and spacious accommodation throughout, with en-suite and utility room**
- **Quiet cul-de-sac location**
- **Close to Emsworth train station**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'6 x 12'0 (5.64m x 3.66m)

Kitchen/Diner: 18'6 x 8'10 (5.64m x 2.69m)

Utility Room : 6'6 x 4'2 (1.98m x 1.27m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 13'4 x 9'1 (4.07m x 2.77m)

En-Suite Shower Room

Bedroom 2: 10'8 x 9'11 (3.25m x 3.02m)

Bedroom 3 : 9'10 x 7'5 (3.00m x 2.26m)

Bathroom

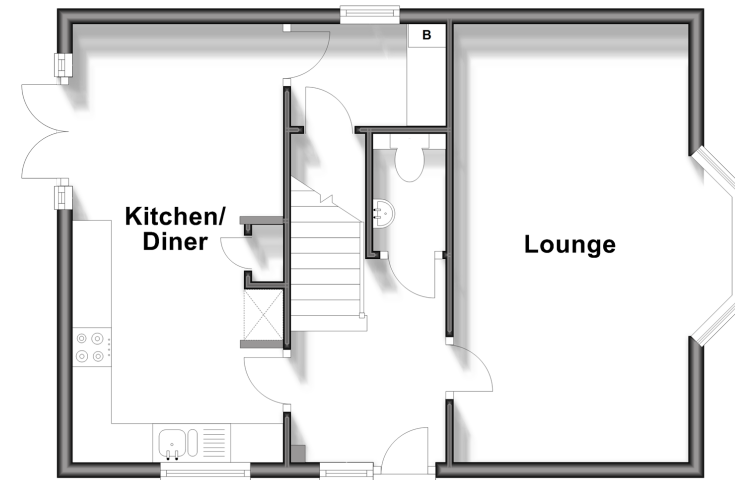
### OUTSIDE

Front & Rear Gardens

Garage & Driveway

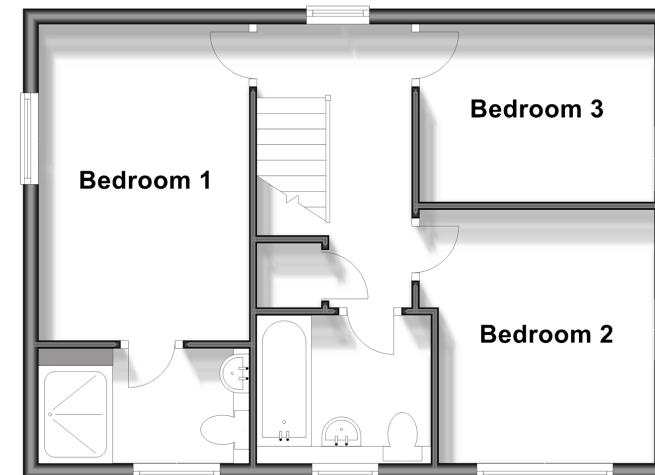
## Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



## First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://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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