



**Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Victoria Road,  
Emsworth, Hampshire,  
PO10**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Spacious family home in Emsworth
- Quiet residential area
- Sunny rear garden
- Off road parking
- En-Suite to bedroom 1
- Great transport links to Chichester or Portsmouth

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'1 x 10'5 (4.91m x 3.18m)

Kitchen Area: 10'2 x 9'5 (3.10m x 2.87m)

Dining Area: 15'5 x 9'0 (4.70m x 2.75m)

Bathroom : 7'2 x 6'4 (2.19m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1: 12'7 x 8'3 (3.84m x 2.52m)

En-Suite Shower Room : 5'1 x 4'0 (1.55m x 1.22m)

Bedroom 2: 10'4 x 10'1 (3.15m x 3.08m)

Bedroom 3: 9'2 x 7'0 (2.80m x 2.14m)

### OUTSIDE

Rear Garden

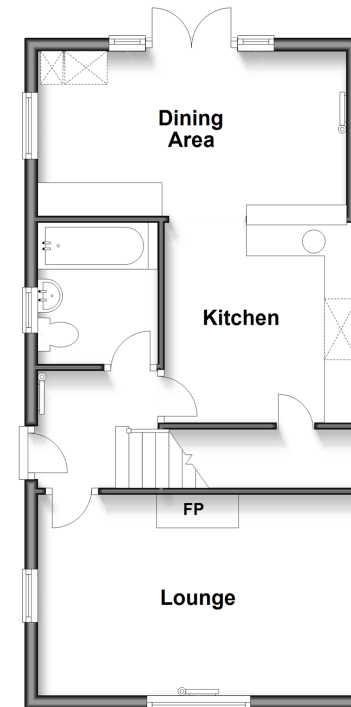
Off Road Parking

**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.

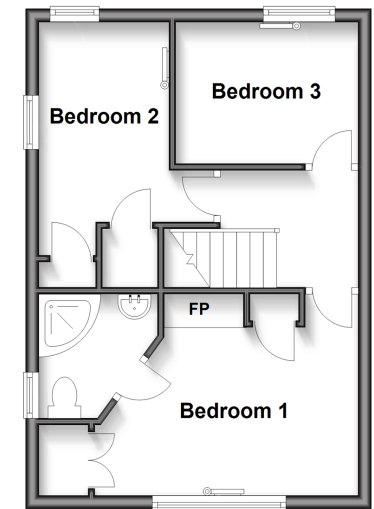
### Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



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