

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



84 Selangor Avenue, Emsworth, Hampshire, PO10 7LU Offers in excess of £460,600

Arden & Way are delighted to present to the sales market this three bed detached bungalow located on the popular location of Selangor Avenue, Emsworth. This idyllic bungalow has a newly paved driveway with parking for at least two cars and a small brick wall offering a perfect street appeal. Entering the property the ample sized hallway with a storage cupboard leads onto the following accommodation: spacious sitting room with a focal fire place and large window flooding the room with plenty of natural light. To the rear of the property is a fitted kitchen with ample space for a dining table and chairs, the kitchen also has direct access to the spacious conservatory. The conservatory is brick built with a tile floor, this perfect sun-trap over looks the beautifully presented garden. The generously sized south facing garden is easily maintained with both patio and lawn and is complete with a garden shed. The property benefits from two sizeable double bedrooms and one single bedroom. There is also a recently updated shower room with a large shower and modern sink vanity unit.

Selangor Avenue is situated to the west of Emsworth village centre which has a range of amenities including local shops, pubs and restaurants, churches, doctors' surgery, and two sailing clubs. The town has primary schools, and secondary schools are in neighbouring Warblington and Southbourne. There is a railway station in Emsworth with links to London, Portsmouth, and further afield, and good bus links to the South Coast. The cathedral city of Chichester is approximately seven miles to the east with its famous Festival Theatre and nearby Goodwood Estate, and the South Downs National Park is just a short drive away. There is good access to the A27 to Portsmouth in the west and Brighton to the east and links to the A27M to Petersfield, with access to Guildford and London. This property is in an ideal location.

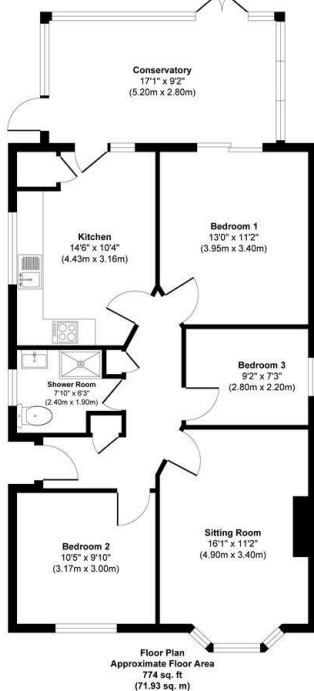
For more information or to book a viewing please contact Arden & Way!

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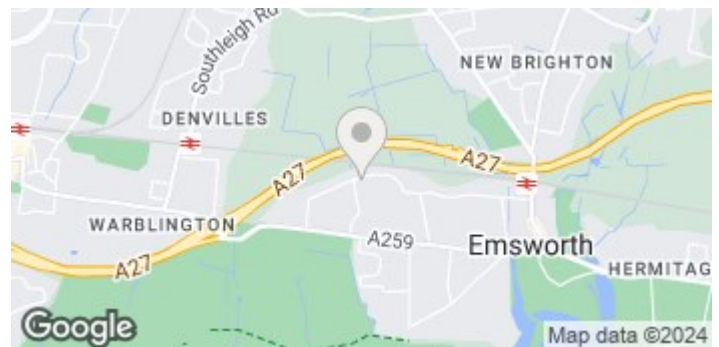
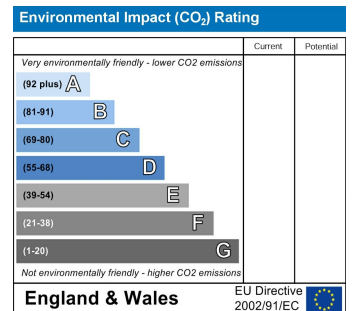
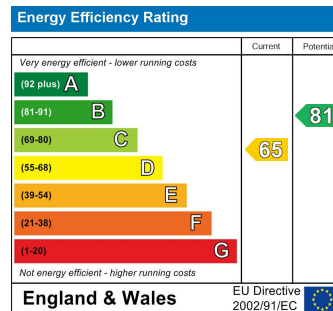
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Approx. Gross Internal Floor Area 774 sq. ft / 71.93 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



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