



40 Bosmere Gardens, Emsworth, PO10 7NP



ANNEXE ACCOMMODATION. An extended four-bedroom family home offering particularly flexible accommodation, including a ground-floor annexe, within walking distance of Emsworth village and railway station.

The annexe is a standout feature of the property and provides a bedroom, shower room and its own sitting room/kitchen, making it an excellent option for extended family, guests or buyers seeking genuine multi-generational living potential. The main house has also been extended, with an impressive kitchen/dining room forming the heart of the home. A large central island creates a natural focal point, while the kitchen opens into the sitting room to provide a spacious and sociable arrangement. Direct access leads out to the rear garden. The first floor provides four good-sized bedrooms together with a family bathroom and further shower room. Externally, the property benefits from off road parking and an established rear garden with seating areas and a summer house.

All of this is positioned in a particularly convenient part of Emsworth, with the village centre and railway station both within walking distance.

- FOUR/ FIVE BEDROOM SEMI DETACHED HOUSE
- ANNEXE WITH BEDROOM, SHOWER ROOM & SITTING ROOM/KITCHEN
- IDEAL FOR MULTI-GENERATIONAL LIVING
- OPEN PLAN KITCHEN/DINING ROOM
- REAR GARDEN WITH SUMMER HOUSE
- WALKING DISTANCE TO EMSWORTH RAILWAY STATION
- WALKING DISTANCE TO EMSWORTH VILLAGE
- OFF ROAD PARKING

Asking Price
£525,000
Freehold





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ACCOMMODATION

Ground Floor

- Entrance porch
- Sitting room
- Extended kitchen/dining room
- Storage

Annexe

- Sitting room/kitchen
- Bedroom
- Shower room

First Floor

- Bedroom one
- Bedroom two
- Bedroom three
- Bedroom four
- Family bathroom
- Separate shower room

Outside

- Off road parking
- Rear garden
- Summer house/storage

EPC: C

Council Tax: C





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LOCATION

Within walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Emsworth occupies a place on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and offers a much sought-after environment with a thriving range of local shops, cafés/restaurants, schools, doctors & dentist surgeries. Emsworth is also becoming known for its developing arts scene. Offering millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks.

To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.

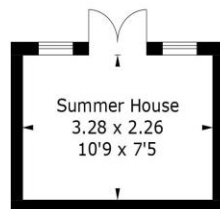




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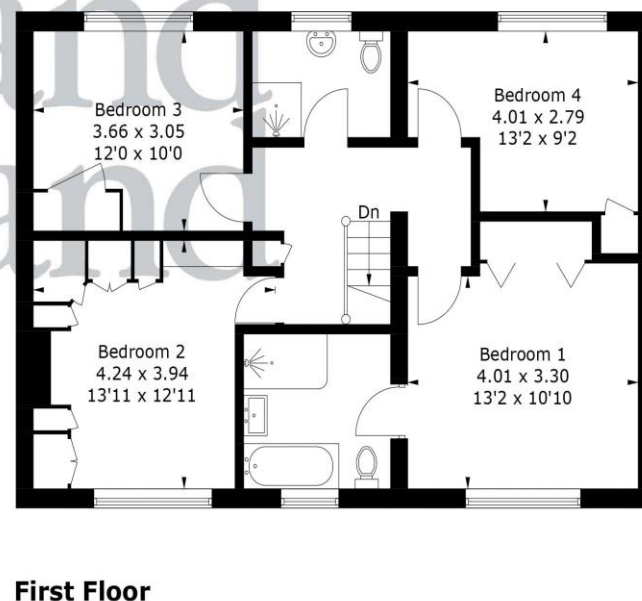
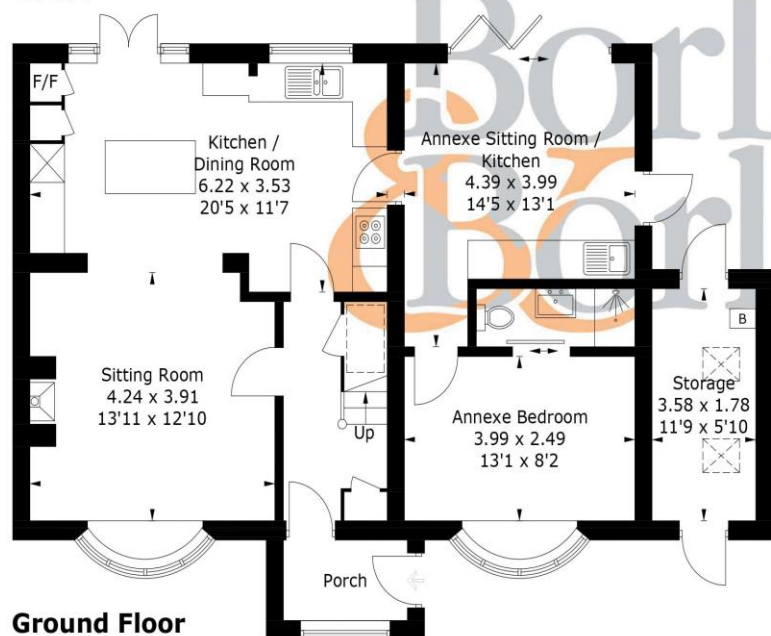
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Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft
 Summer House / Storage = 14.2 sq m / 153 sq ft
 Total = 167.5 sq m / 1803 sq ft



(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1343107)

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