



65 Havant Road, Emsworth, PO10 7JQ



Situated in a highly convenient location close to Emsworth town centre, this attractive five-bedroom family home offers generous and versatile accommodation ideal for modern family living. Positioned within easy reach of local shops, cafés, schools and transport links, the property combines a practical layout with a welcoming feel. Externally, the home benefits from off-road parking and a garage, while inside the well-proportioned rooms provide ample space for growing families. An excellent opportunity to purchase a substantial home in one of Emsworth's most sought-after and central locations.

The impressive ground floor is centred around a spacious open-plan kitchen/dining/family room measuring approximately 29'4 x 19'8, ideal for family living and entertaining, with the space flowing into a conservatory with access to the rear garden. Further ground-floor accommodation includes a separate front-facing sitting room, a study/home office, and a practical utility room with WC, along with a welcoming entrance hall. The first floor comprises five well-proportioned bedrooms, including a generous principal bedroom, all served by a family bathroom, offering flexible and well-balanced accommodation ideal for modern family life.

- DETACHED FAMILY HOME
- FIVE BEDROOMS ONE WITH ENSUITE
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- GARAGE & DRIVEWAY
- WALKING DISTANCE TO EMSWORTH TOWN CENTRE
- CLOSE TO THE HARBOUR

Asking Price
£595,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance hall
- Sitting room
- Study / home office
- Large open-plan kitchen / dining / family room
- Conservatory with access to rear garden
- Utility room with WC
- Integral garage



First Floor:

- Principal bedroom with Ensuite
- Four further bedrooms
- Family bathroom

External:

- Driveway
- Private enclosed Garden

EPC: D

Council Tax: E





LOCATION

LOCATION: Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing.

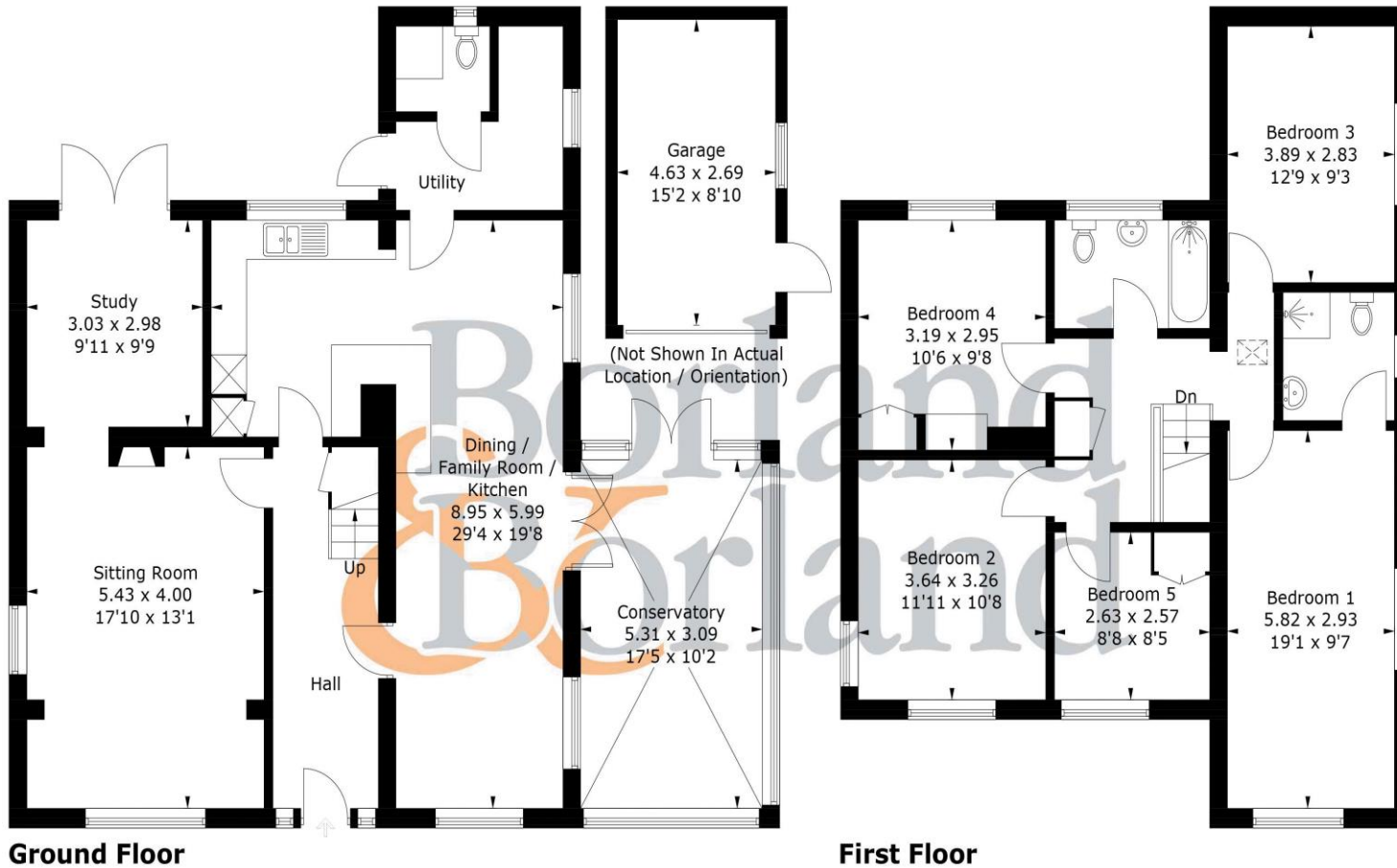
Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors' surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.





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Approximate Gross Internal Area = 189.0 sq m / 2034 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 201.5 sq m / 2168 sq ft



Directions

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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. (ID1300230)

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