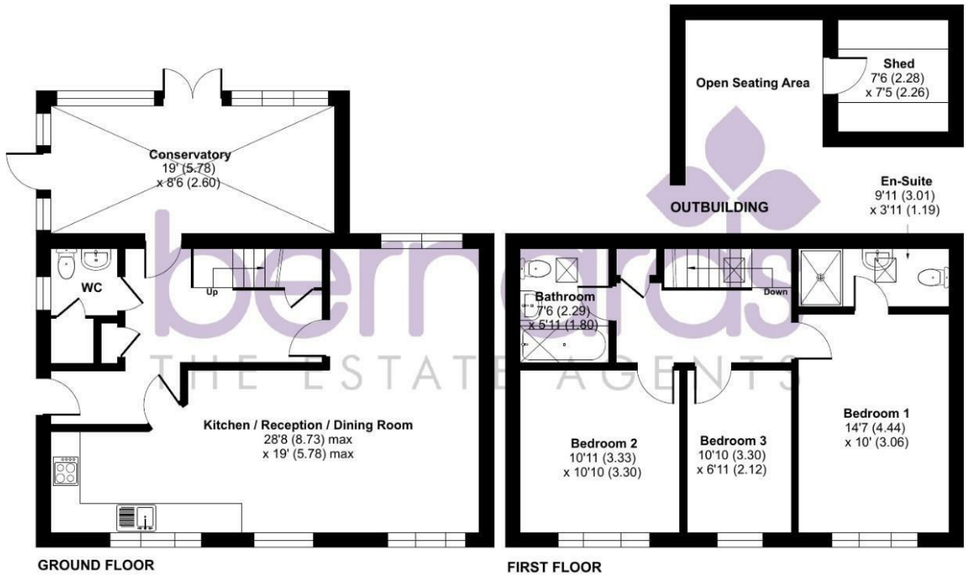
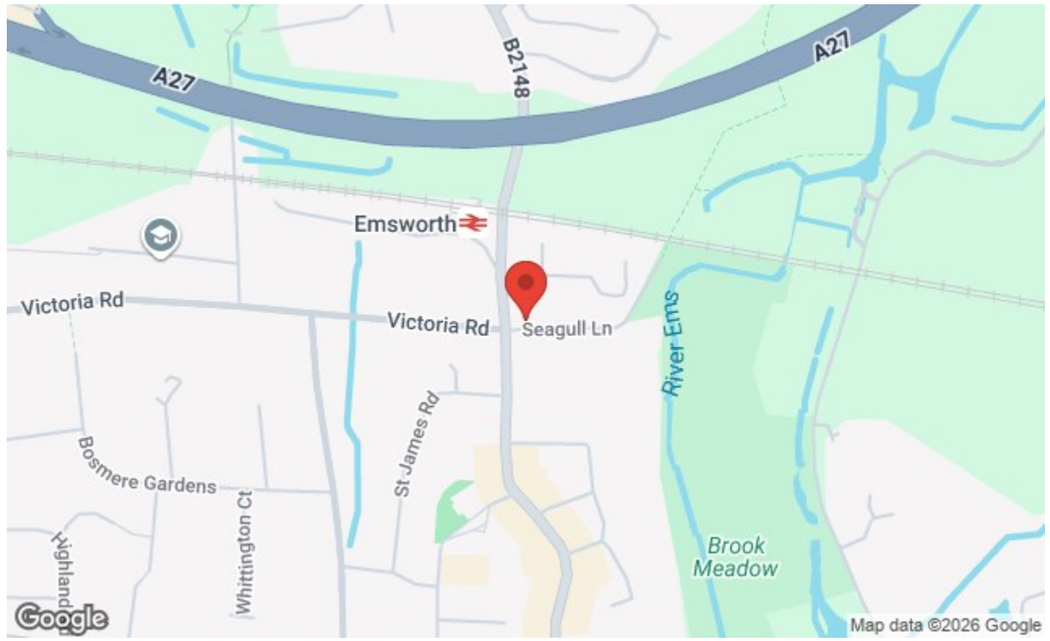
Seagull Lane, Emsworth, PO10

Approximate Area = 1267 sq ft / 117.7 sq m (excludes open seating area)
Outbuilding = 55 sq ft / 5.1 sq m
Total = 1322 sq ft / 122.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1464356



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £450,000

Seagull Lane, Emsworth PO10 7QH

bernards THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- AIR CONDITIONING INSTALLED
- THREE BEDROOM
- KITCHEN/DINER/RECEPTION ROOM
- DETACHED
- WC
- BATHROOM
- SHED
- GARDEN OPEN SEATING AREA
- EN SUITE
- OFF ROAD PARKING

Nestled on the charming Seagull Lane in Emsworth, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,322 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. Upon entering, you are greeted by a convenient downstairs w.c. The spacious lounge seamlessly flows into a well-appointed kitchen/diner, creating a warm and welcoming atmosphere for family gatherings. At the rear, a lovely conservatory provides additional living space, perfect for enjoying the garden views.

The first floor boasts three well-proportioned bedrooms, including two generous doubles. The main bedroom benefits from an en-suite, ensuring privacy and comfort.

Completing the upper level is a stylish three-piece family bathroom, catering to all your needs.

Outside, the garden is a true highlight, featuring low-maintenance astro turf, a patio area for al fresco dining, and a charming open seating space, complemented by a handy shed for storage.

This property is ideally situated just a short stroll from a picturesque nature reserve, the serene mill pond, and the vibrant local shops of Emsworth. With parking for one vehicle and a welcoming community atmosphere, this home is perfect for families or anyone seeking a peaceful retreat in a desirable location. Don't miss the opportunity to make this lovely house your new home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND D

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold

KITCHEN/RECEPTION/DINING ROOM
28'7" x 18'11" (8.73 x 5.78)

CONSERVATORY
18'11" x 8'6" (5.78 x 2.60)

BATHROOM
7'6" x 5'10" (2.29 x 1.80)

BEDROOM ONE
14'6" x 10'0" (4.44 x 3.06)

BEDROOM TWO
10'11" x 10'9" (3.33 x 3.30)

BEDROOM THREE
10'9" x 6'11" (3.30 x 2.12)

BATHROOM
7'6" x 5'10" (2.29 x 1.80)

SHED
7'5" x 7'5" (2.28 x 2.28)

EN SUITE
9'10" x 3'10" (3.01 x 1.19)









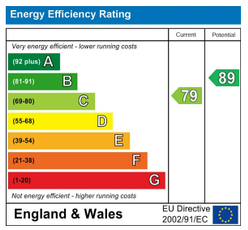












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