



**Guide Price**  
**£625,000**

**Freehold**

3x  2x  2x 

**Main Road, Emsworth,  
Hampshire, PO10**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Detached family home
- Character features
- Light & Spacious throughout
- Versatile & flexible accommodation
- Sun room overlooking garden
- Garage & driveway providing ample parking
- Requested location

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'3 x 12'4 (4.96m x 3.76m)  
 Dining Area: 11'7 x 10'6 (3.53m x 3.20m)  
 Kitchen/Breakfast Room : 18'5 x 15'2 (5.62m x 4.63m)  
 Utility Room  
 Sun Room: 14'8 x 8'3 (4.47m x 2.52m)  
 Cloakroom

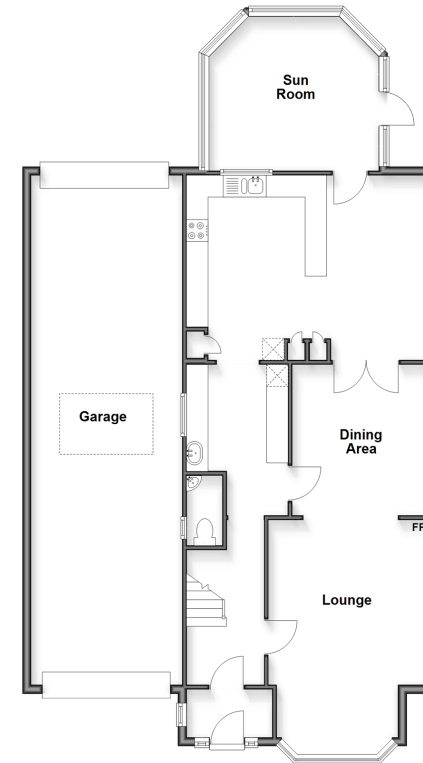
### FIRST FLOOR

Landing  
 Bedroom 1: 11'10 x 11'1 (3.61m x 3.38m)  
 Bedroom 2: 12'10 x 10'7 (3.91m x 3.23m)  
 Shower Room  
 Bedroom 3: 11'7 x 10'6 (3.53m x 3.20m)  
 Shower Room

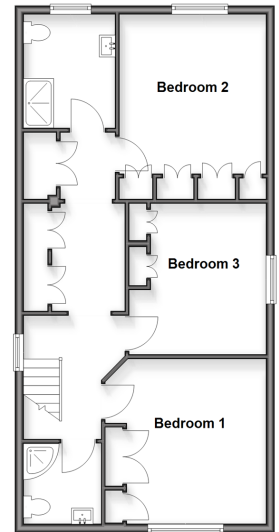
### OUTSIDE

Front & Rear Gardens  
 Garage & Driveway

**Ground Floor**  
 Approx. 127.6 sq. metres (1373.7 sq. feet)



**First Floor**  
 Approx. 65.7 sq. metres (707.4 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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