



**Bell & Blake**  
SALES & LETTINGS

12 Collett Crescent, Emsworth, Hampshire, PO10 8GD

Asking Price £320,000

## 12 Collett Crescent, Emsworth, Hampshire, PO10 8GD



1



2



2



- › Semi-detached house with 2 double bedrooms and 2 bathrooms
- › Ensuite to master
- › Downstairs WC
- › Utility space
- › Kitchen diner
- › Lounge
- › 2 allocated parking spaces
- › Landscaped rear garden

An immaculately presented two double bedroom, semi-detached property located in the popular area of Southbourne and benefiting from driveway parking for two cars. This two-storey home offers light, bright and modern accommodation. On the ground floor, there is a generous kitchen/diner to the rear, W/C, utility room and a spacious sitting room. On the first floor, there are two double bedrooms, the master with en-suite, and a family bathroom. To the rear, there is a beautifully landscaped, enclosed garden with gated access to the front. The property is close to local infant, junior and secondary schools as well as having beautiful countryside on its doorstep. Internal viewing is strongly recommended.

Council Tax Band: C





Approximate Gross Internal Area  
Ground Floor = 38.3 sq m / 412 sq ft  
First Floor = 38.0 sq m / 409 sq ft  
Total = 76.3 sq m / 821 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

To arrange a viewing call 01243 790674 View details online at [bellandblake.co.uk](http://bellandblake.co.uk)