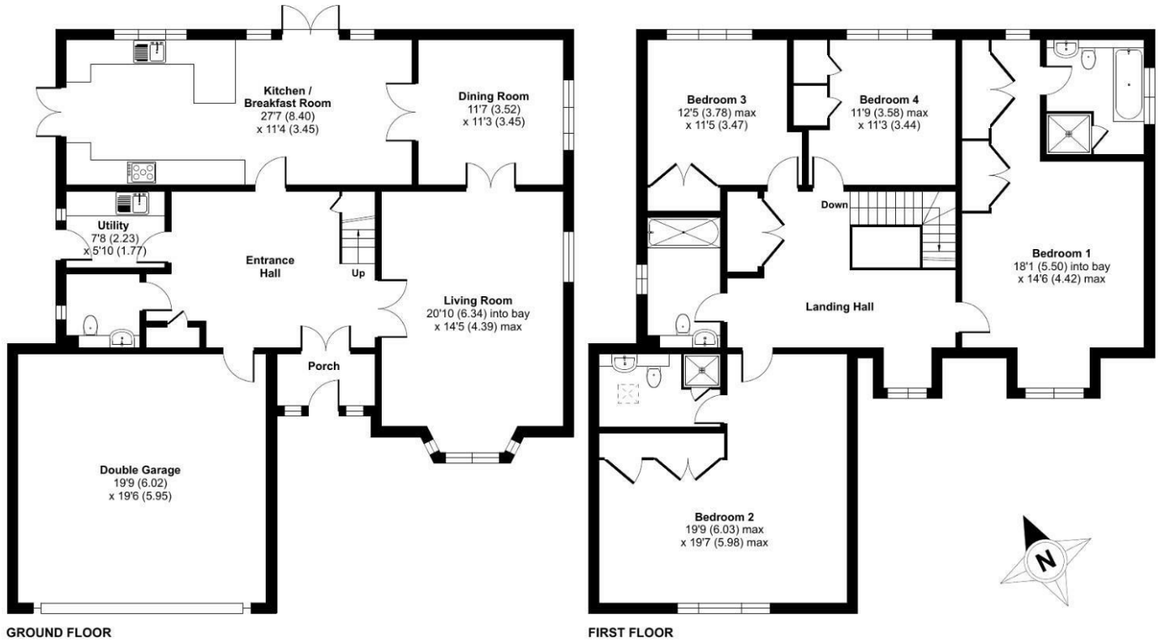
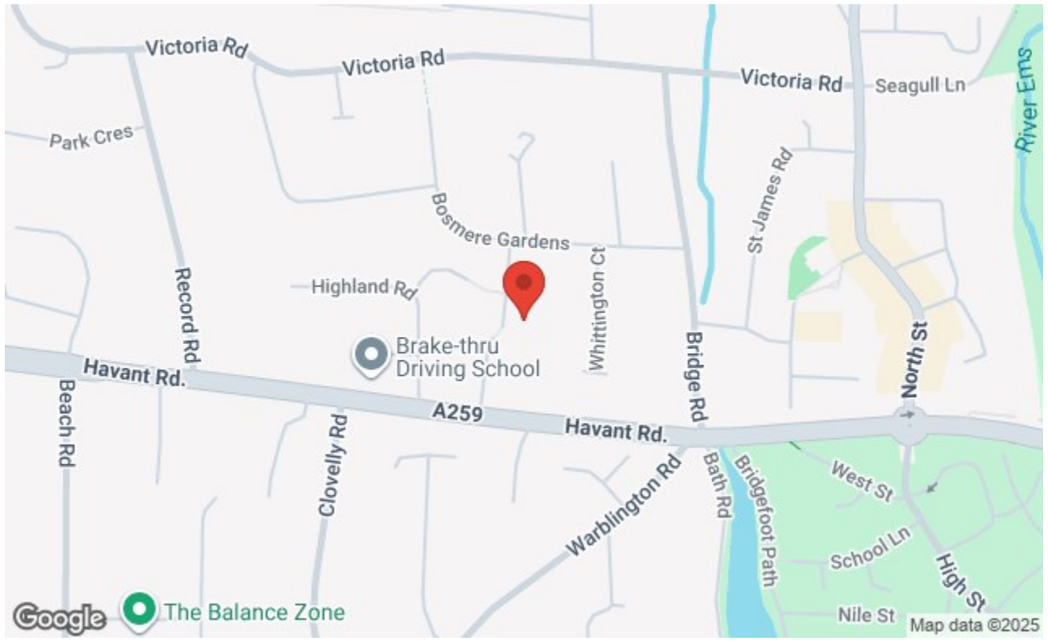
Approximate Area = 2512 sq ft / 233.3 sq m
Garage = 391 sq ft / 36.3 sq m
Total = 2903 sq ft / 269.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Taylor Hill & Bond. REF: 1333695



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

FOR SALE

Asking Price £895,000

Convent Lane, Emsworth PO10 7JJ

bernards THE ESTATE AGENTS

4 3 2

HIGHLIGHTS

- Detached Family Home
- Dual Aspect Living Room
- Large Kitchen/Breakfast Room
- Versatile Dining Space
- Separate Utility Room
- Four Large Double Bedrooms
- Two Bedrooms with Ensuite
- Large South Facing Plot
- Generous Double Garage
- Private Gated Entry & Driveway

Nestled in the charming area of Convent Lane, Emsworth, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Built in 2003, the property boasts a generous 2,512 square feet of versatile living accommodation, making it an ideal choice for families seeking both style and practicality.

As you enter through the private gated entrance, you are welcomed by a large south-facing plot that provides ample outdoor space for relaxation and recreation. The property features two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the spacious kitchen/breakfast room, which is complemented by a separate utility room, ensuring that daily chores are both efficient and convenient.

This delightful residence comprises four double bedrooms, including two primary bedrooms, each with its own ensuite bathroom, offering a touch of luxury and privacy. Additionally, the property includes three bathrooms in total, catering to the needs of a busy family.

For those with multiple vehicles, the double garage and additional parking space provide ample room, ensuring that convenience is never compromised.

In summary, this detached family home on Convent Lane is a rare find, combining modern amenities with a tranquil setting. With its generous living space, private outdoor area, and excellent location, it presents an exceptional opportunity for those looking to settle in the picturesque town of Emsworth.

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

PROPERTY INFORMATION

LIVING ROOM
20'9" x 14'4" (6.34 x 4.39)

DINING ROOM
11'6" x 11'3" (3.52 x 3.45)

KITCHEN/BREAKFAST ROOM
27'6" x 11'3" (8.40 x 3.45)

UTILITY
7'3" x 5'9" (2.23 x 1.77)

BEDROOM ONE
18'0" x 14'6" (5.50 x 4.42)

BEDROOM TWO
19'9" x 19'7" (6.03 x 5.98)

BEDROOM THREE
12'4" x 11'4" (3.78 x 3.47)

BEDROOM FOUR
11'8" x 11'3" (3.58 x 3.44)

DOUBLE GARAGE
19'9" x 19'6" (6.02 x 5.95)

COUNCIL TAX BAND G

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

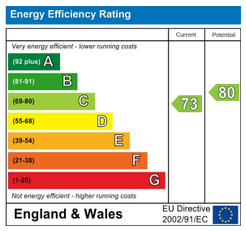
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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