NEXA PROPERTIES

BLANDINGS WAY, EMSWORTH

ASKING PRICE £275,000

KALEB

Situated in the popular Blandings Way development in Emsworth, this well-proportioned two-bedroom FREEHOLD home offers a particularly practical layout with approximately 863 sq ft of accommodation. A major advantage of the property is its OWN PRIVATE GARAGE, together with allocated PRIVATE PARKING, making this an excellent option for buyers wanting the convenience of secure storage and generous parking while remaining close to Emsworth and its excellent local amenities.

The ground floor provides a private entrance and reception hall, with stairs rising to the main accommodation. The property's own garage measures approximately 18'3 x 9'2, offering excellent space for a vehicle, bikes, storage or additional practical use.

The first floor opens onto a central landing and features a bright and spacious open-plan kitchen, dining and living room, measuring approximately 17'5 x 12'0. This creates a sociable main living space with plenty of room for both dining and relaxation. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room, while a separate bathroom serves bedroom two and guests.

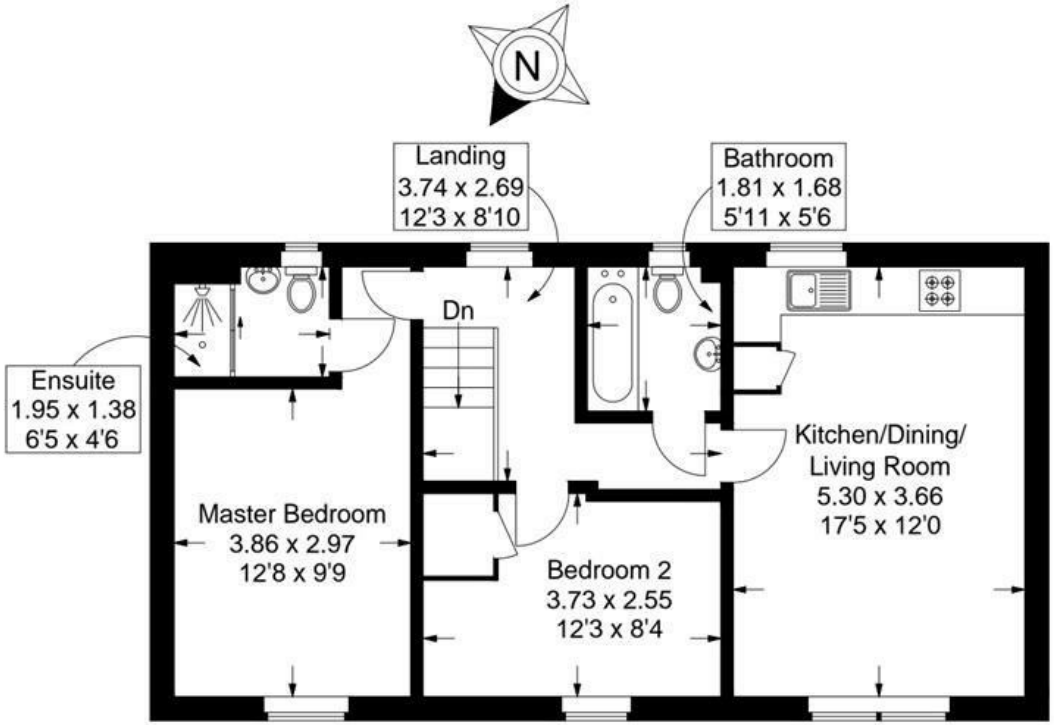
Outside, the property benefits from its OWN GARAGE AND PRIVATE PARKING. Importantly, the property is also offered on a FREEHOLD basis, adding to its appeal. Blandings Way is conveniently positioned for Emsworth, with the town centre, railway station, local shops, cafés and picturesque waterfront all within easy reach, alongside convenient road connections towards Chichester and Portsmouth.

Agents note - The property is Freehold. There is an estate charge of £452.21pa (for 2026).

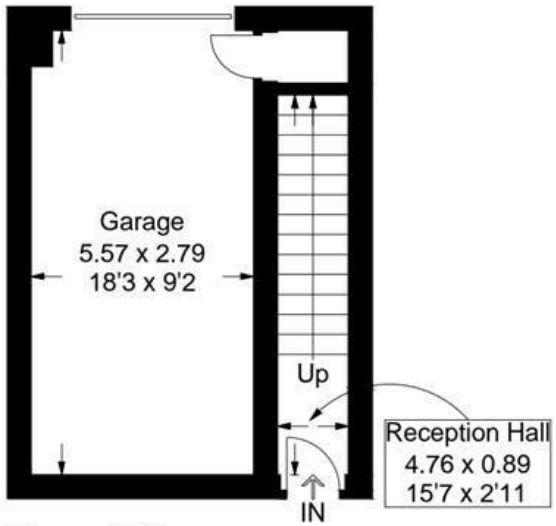
- FREEHOLD PROPERTY
- OWN PRIVATE GARAGE
- PRIVATE ALLOCATED PARKING
- PRIVATE ENTRANCE
- PRINCIPAL BEDROOM ENSUITE AND SEPARATE BATHROOM
- OPEN-PLAN LIVING SPACE
- TWO BEDROOMS
- POPULAR EMSWORTH LOCATION
- WALK TO EMSWORTH TOWN CENTER
- EXCELLENT ROAD CONNECTIONS

Blandings Way, Emsworth

Approximate Gross Internal Area = 80.1 sq m / 863 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.