



# 14 Neville Gardens, Emsworth, PO10 7XZ



NO FORWARD CHAIN.... Extended, Detached, Four Bedroom Family Home, situated within a cul-de-sac location, in the sought after area of North Emsworth. Benefitting from access to both Westbourne and Emsworth villages close to hand with a mainline railway station at Emsworth. A third of a mile to the north is Hollybank Woods giving access to the South Downs.

The front door opens onto an enclosed Hall with engineered wooden flooring leading to Cloakroom, Sitting room, fitted Kitchen, Dining room, the rear half of the garage is currently used as a utility room with the front remaining as storage. On the first floor are Four Bedrooms and Family Bathroom. Outside to the front of the property, there is off road parking, to the rear a fully enclosed south facing lawned Rear Garden, having the benefit of being partially walled with Patio area and shed to remain. Double glazed windows and gas central heating.

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM & UPSTAIRS FAMILY BATHROOM
- GARAGE & OFF-ROAD PARKING
- SUNNY SOUTH-FACING REAR GARDEN
- WITHIN EASY REACH OF AMENITIES, SCHOOLS & TRANSPORT LINKS
- CUL-DE-SAC POSTION

Asking Price  
£445,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Shower Room
- Sitting Room
- Kitchen
- Dining Room
- Utility Room

### First Floor:

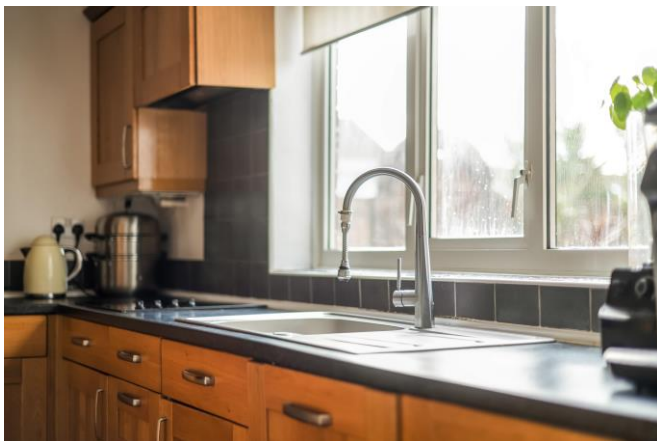
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

### External:

- Off Road Parking
- Garage
- South- facing rear Garden

EPC: D

Council Tax: D





## LOCATION

Easy access to local amenities with both Westbourne and Emsworth villages close to hand with a mainline railway station at Emsworth. A third of a mile to the north is Hollybank Woods giving access to the South Downs.

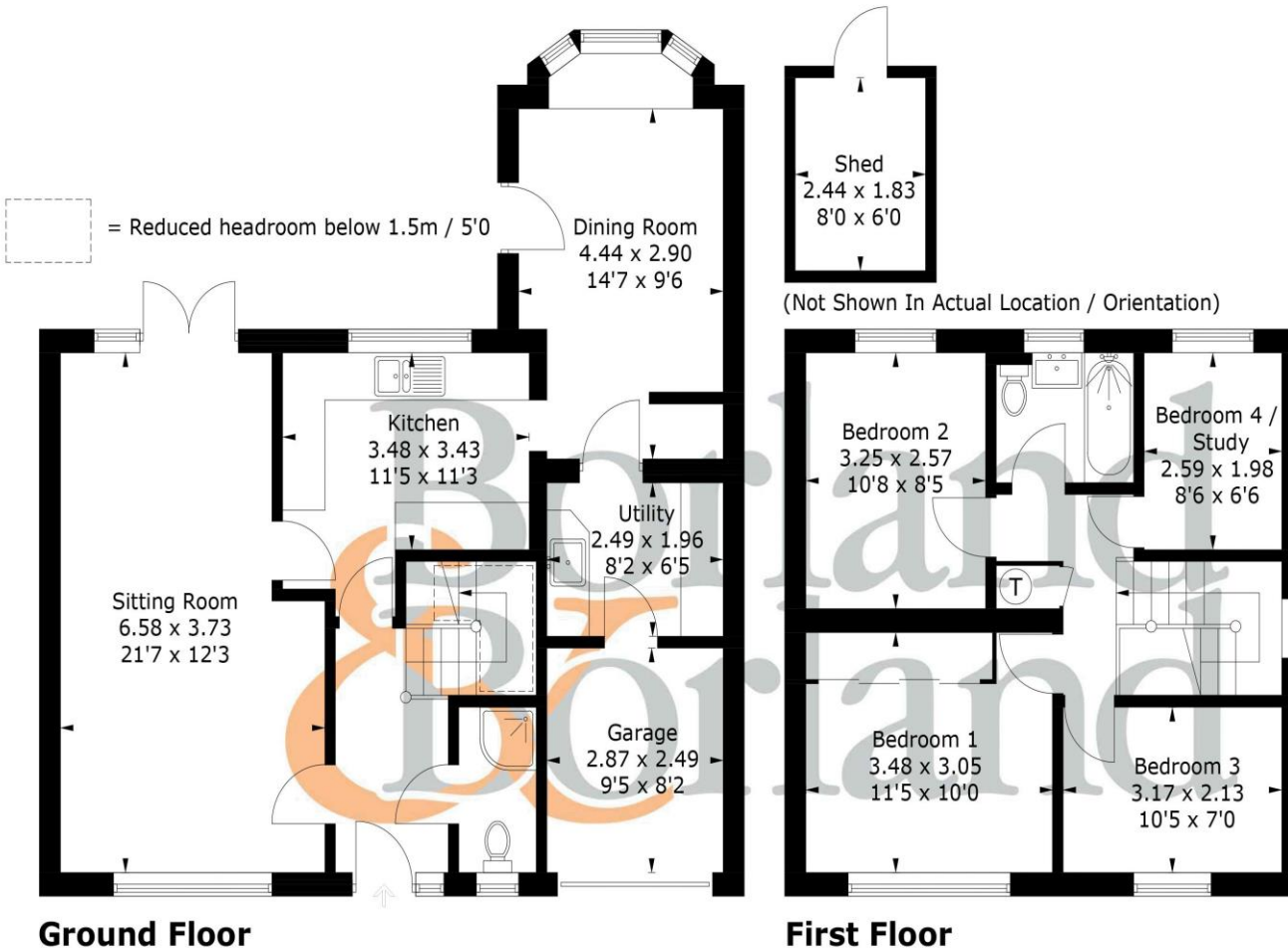
Emsworth is a bustling harbour side town located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty renowned for its safe harbour and recreational sailing. Accessible road & rail links to London and the South Coast (A27, A3) and local railway stations (Emsworth, Havant) nearby, including mainline services to London and Portsmouth/ Brighton.





# 14, Neville Gardens, PO10 7XZ

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft  
 Shed = 4.5 sq m / 48 sq ft  
 Total = 120.6 sq m / 1298 sq ft



**Directions**  
 SAT NAV: PO10 7XZ

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID854903)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

