





Situated on the ever-popular Southleigh Road in Emsworth, this deceptively spacious detached home offers beautifully presented and versatile accommodation extending to approximately 1,369 sq.ft. Having been lovingly maintained by the same owners for around 30 years, the property is presented in immaculate condition throughout and enjoys a convenient position close to local schools, shops, recreation grounds and transport links. A particular highlight is the attractive south-facing rear garden, providing a wonderful space for outdoor living and entertaining.

The ground floor accommodation is accessed via a welcoming reception hall and comprises a generous sitting room, separate dining room and a well-appointed kitchen/breakfast room overlooking the rear garden. A convenient cloakroom/WC completes the ground floor layout, while the integrated garage offers additional storage and practical utility space. The well-balanced accommodation provides excellent flexibility for modern family living.

On the first floor there are four bedrooms, including a spacious principal bedroom, together with a family bathroom serving the remaining accommodation. The layout offers ample space for growing families, those working from home or buyers seeking versatile guest accommodation.

Externally, the property benefits from a private driveway providing off-road parking and an integrated garage with power. Side access is available on both sides of the property leading to the beautifully landscaped south-facing rear garden, featuring mature borders, established planting and a garden shed. Emsworth's charming town centre, harbour, cafés, restaurants and local amenities are all within easy reach, while nearby Havant provides a mainline railway station with direct services to London Waterloo and excellent access to the A3 and M27.



- DETACHED CHALET STYLE HOME
- MATURE LANDSCAPED SOUTH FACING GARDEN
 - IMMACULATE THROUGHOUT
- KITCHEN BREAKFAST ROOM
- INTEGRATED GARAGE
 - DRIVEWAY PARKING
- ST JAMES CEC PRIMARY SCHOOL CATCHMENT
 - SOUGHT AFTER EMSWORTH LOCATION
- WALK TO LOCAL SHOPS & EMSWORTH TOWN CENTER
 - DOUBLE SIDE ACCESS

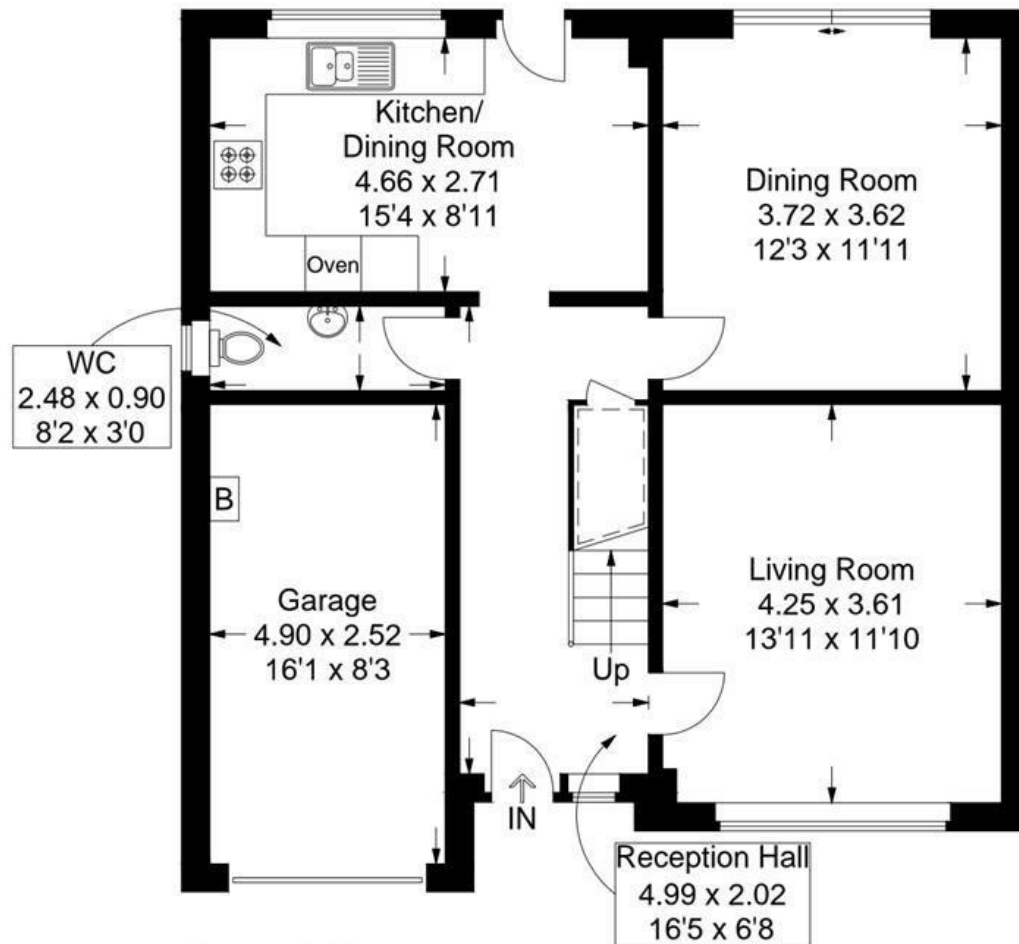
Southleigh Road, Emsworth

Approximate Gross Internal Area = 124.7 sq m / 1343 sq ft

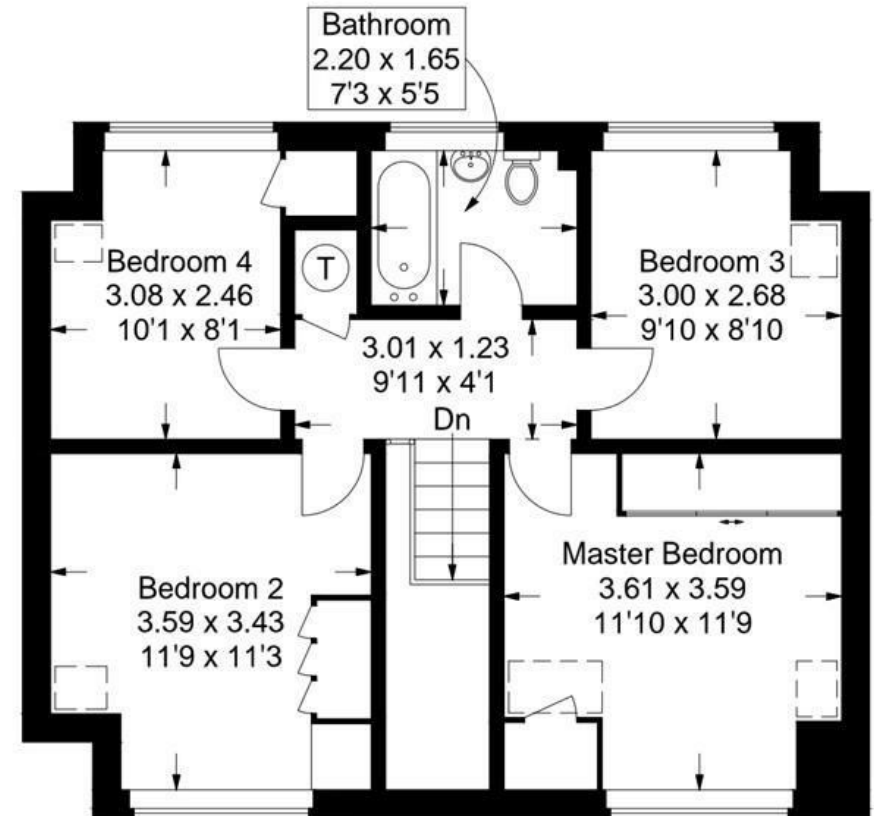
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.5 sq m / 26 sq ft

Total = 127.2 sq m / 1369 sq ft



Ground Floor



First 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.