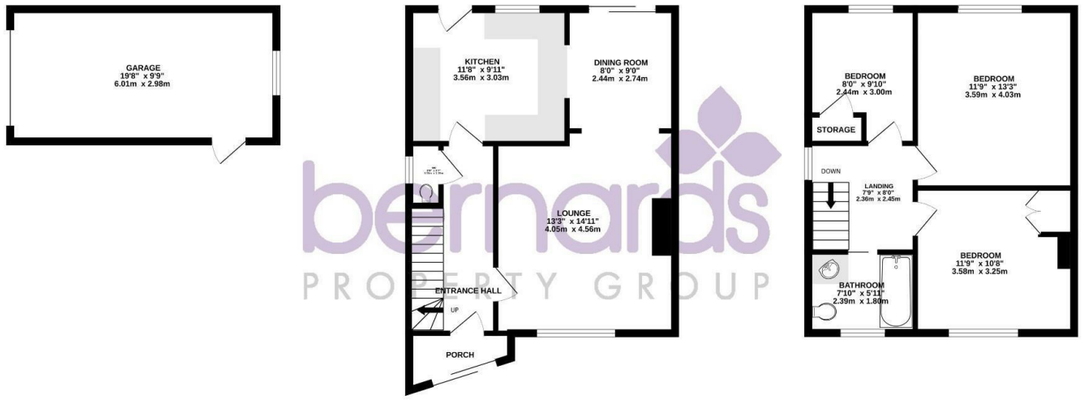
GARAGE
193 sq.ft. (17.9 sq.m.) approx.

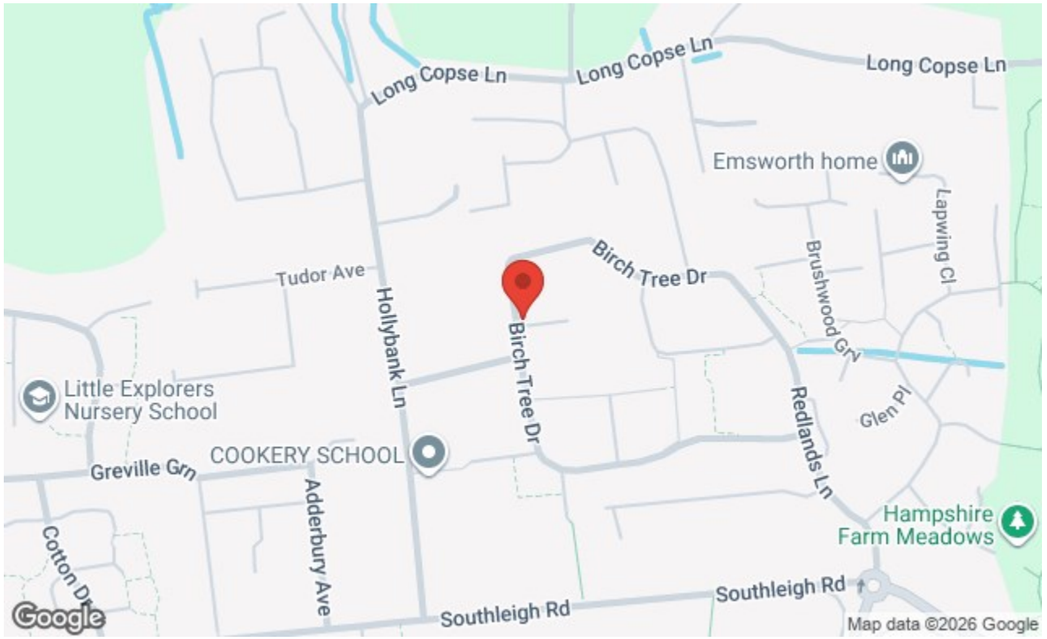
GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £347,500

Birch Tree Close, Emsworth PO10 7SJ

bernards THE ESTATE AGENTS



3 | 1 | 1

HIGHLIGHTS

- THREE-BEDROOM FAMILY HOME
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- KITCHEN OVERLOOKING THE GARDEN
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- DETACHED GARAGE
- DRIVEWAY PARKING
- QUIET CUL-DE-SAC LOCATION
- CALL TO VIEW

Tucked away in a quiet residential cul-de-sac, this well-proportioned three-bedroom home offers practical living space, a detached garage and a convenient location within easy reach of Emsworth town centre.

The ground floor is arranged around a welcoming entrance hall, leading through to a bright and comfortable lounge with plenty of space for both relaxing and entertaining. To the rear, the kitchen enjoys views over the garden and connects to a separate dining room, creating a practical layout that works equally well for everyday family life or hosting guests. A downstairs cloakroom adds extra convenience.

Upstairs, there are three bedrooms, including two generous doubles and a well-sized single that would also make an ideal home office or nursery. The family bathroom serves all three bedrooms, while additional built-in storage on the landing helps keep everyday essentials neatly tucked away.

Outside, the property benefits from a detached garage measuring almost 20ft in length, offering excellent storage, workshop potential or secure parking, along with driveway parking. The garden provides a pleasant outdoor space to enjoy throughout the year.

Situated in the popular harbour town of Emsworth, the property is within easy reach of a range of independent shops, cafés, pubs and restaurants, as well as scenic walks along the waterfront and the South Downs National Park. Emsworth railway station offers direct services to Portsmouth, Chichester and London via connecting routes, while the nearby A27 provides convenient access along the south coast. Well-regarded schools, local parks and leisure facilities are all close by, making this an excellent choice for families, professionals and those looking to enjoy a relaxed coastal lifestyle.

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

PROPERTY INFORMATION

LOUNGE
13'3" x 14'11" (4.05 x 4.56)

KITCHEN
11'8" x 9'11" (3.56 x 3.03)

DINING ROOM
8'0" x 8'11" (2.44 x 2.74)

BEDROOM ONE
11'9" x 13'2" (3.59 x 4.03)

BEDROOM TWO
11'8" x 10'7" (3.58 x 3.25)

BEDROOM THREE
8'0" x 9'10" (2.44 x 3.00)

BATHROOM
7'10" x 5'10" (2.39 x 1.80)

GARAGE
19'8" x 9'9" (6.01 x 2.98)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND D
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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Freehold









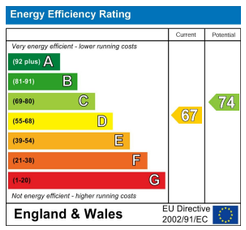












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