





PRICE GUIDE \*£500,000 - £525,000\* Located just east of the town centre and within easy walking distance of the marina and harbour foreshore, we are delighted to offer The Apiary—a beautifully charming Georgian family home, available with no onward chain.

This impeccably presented property boasts a surprisingly generous layout of just over 1,500 sq. ft., complemented by a wonderfully landscaped, south-facing garden.

A classic portico entrance with a hardwood glazed front door opens into a welcoming hallway, offering a clear view through to the garden beyond. At the front of the house, the sitting room features a double-glazed sash window, an open fireplace with a cast iron insert and granite hearth, along with bespoke fitted cabinetry and shelving. To the rear, the bright and airy family room overlooks the garden and includes a log-burning stove and built-in storage cupboards. The impressive dual-aspect open-plan kitchen/dining room is fitted with a range of shaker-style units topped with granite work surfaces, and includes a butler sink, built-in double oven, hob with extractor, slimline dishwasher, washing machine, and space for a freestanding fridge/freezer. High-quality oak flooring runs throughout the hallway and all three reception rooms.

Upstairs, the landing leads to three spacious double bedrooms, two of which feature fireplaces and built-in wardrobes. The particularly large family bathroom is elegantly finished, offering a freestanding bath and a separate double shower. A second WC is also conveniently accessed from the landing.

#### Outside

The south-facing rear garden is partly enclosed by walls and features a well-kept central lawn, along with a full-width paved patio at the back of the house. Additional highlights include sleeper-style planted borders, a colour-coordinated shed, an outside tap, a bark-chip play area, and a rear access pathway with storage space and a gate leading onto Gordon Road.



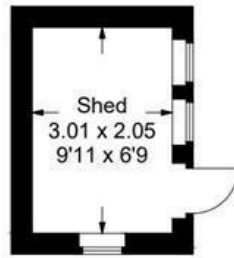
- GEORGIAN FAMILY HOME
- NO FORWARD CHAIN
- PRIME CENTRAL LOCATION
- OVER 1500 SQ FT
- THREE DOUBLE BEDROOMS
- REAR ACCESS WITH GATE
- DUAL ASPECT KITCHEN
- BESPOKE FITTED STORAGE
- OPEN PLAN KITCHEN DINER
- LOG BURNING STOVE

# Main Road, Emsworth

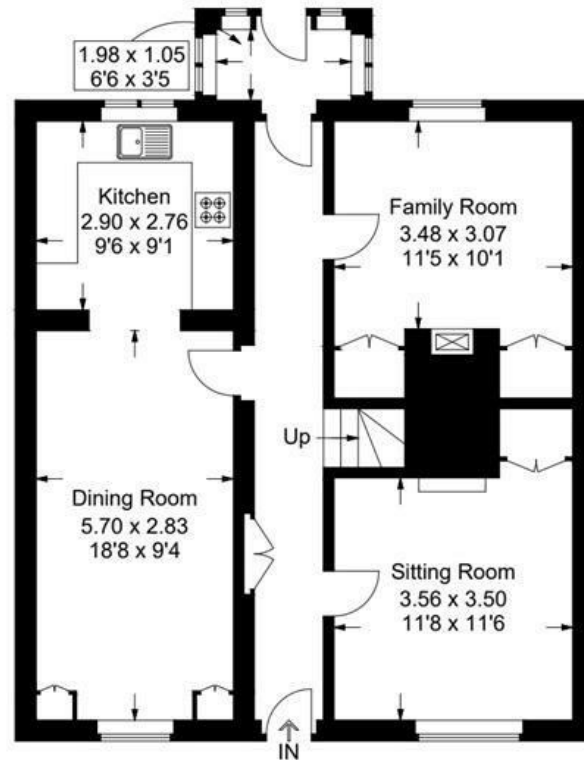
Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft

Outbuilding = 6.4 sq m / 69 sq ft

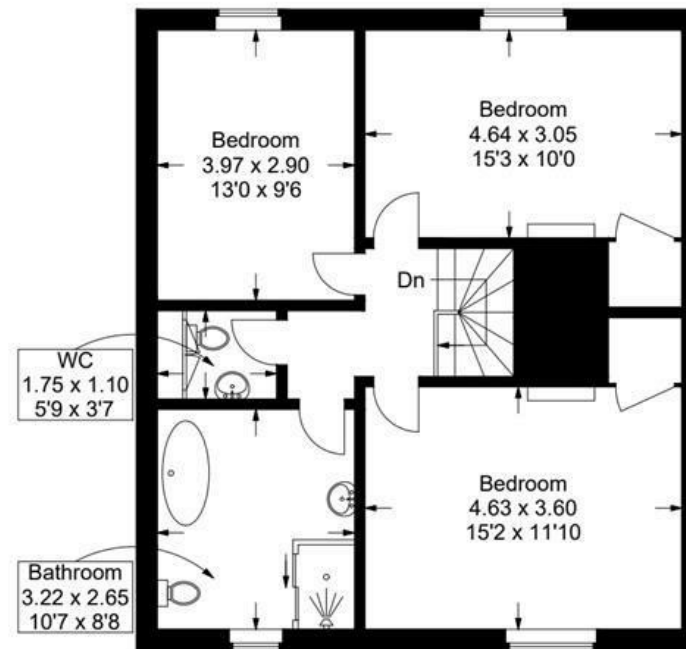
Total = 146.2 sq m / 1574 sq ft



Outbuilding



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.