





43 Birch Tree Drive

Emsworth, PO10 7RU

- EXTENDED DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- MODERN SHOWER ROOM
- LOW MAINTENANCE WEST FACING GARDEN
- THREE BEDROOMS
- REFURBISHED THROUGHOUT
- DRIVEWAY
- NO FORWARD CHAIN

Situated in a sought-after residential position close to Hollybank Woods, this well-presented home offers the perfect balance between peaceful surroundings and everyday convenience. Just moments from beautiful woodland walks and open green space, yet within easy reach of Emsworth town centre, local schools and transport links, the property is ideally placed for families and downsizers alike.



Internally, the home has been thoughtfully redesigned to offer stylish, contemporary living with a light and airy feel throughout. The spacious sitting room enjoys views overlooking the rear aspect, flooding the room with natural light and providing an excellent space for relaxing or entertaining. There is also a separate snug/reading nook, ideal as a home office or quiet retreat.

The heart of the home is the impressive kitchen/dining room, beautifully fitted with shaker-style units, solid wood worktops and integrated appliances. The layout provides generous preparation space and storage, while the dining area enjoys direct access to the garden via Bi-fold doors – perfect for indoor/outdoor living during the warmer months.

There are three well-proportioned bedrooms, all presented in neutral tones with new flooring, offering flexibility for families, downsizers or those seeking guest accommodation or workspace. The accommodation is served by a stunning contemporary shower room, finished with large-format tiling, a walk-in glazed shower and modern vanity unit.

Outside, the property continues to impress. The west-facing rear garden enjoys afternoon and evening sun and has been designed for low maintenance, with a level lawn, patio area and secure fencing. A detached shed provides useful additional storage. The layout is ideal for entertaining, gardening enthusiasts or simply enjoying a peaceful, private setting.

Having been fully refurbished throughout – including new central heating system, re-wired, new flooring, décor, kitchen and bathroom – this is a true turn-key home ready for immediate occupation.

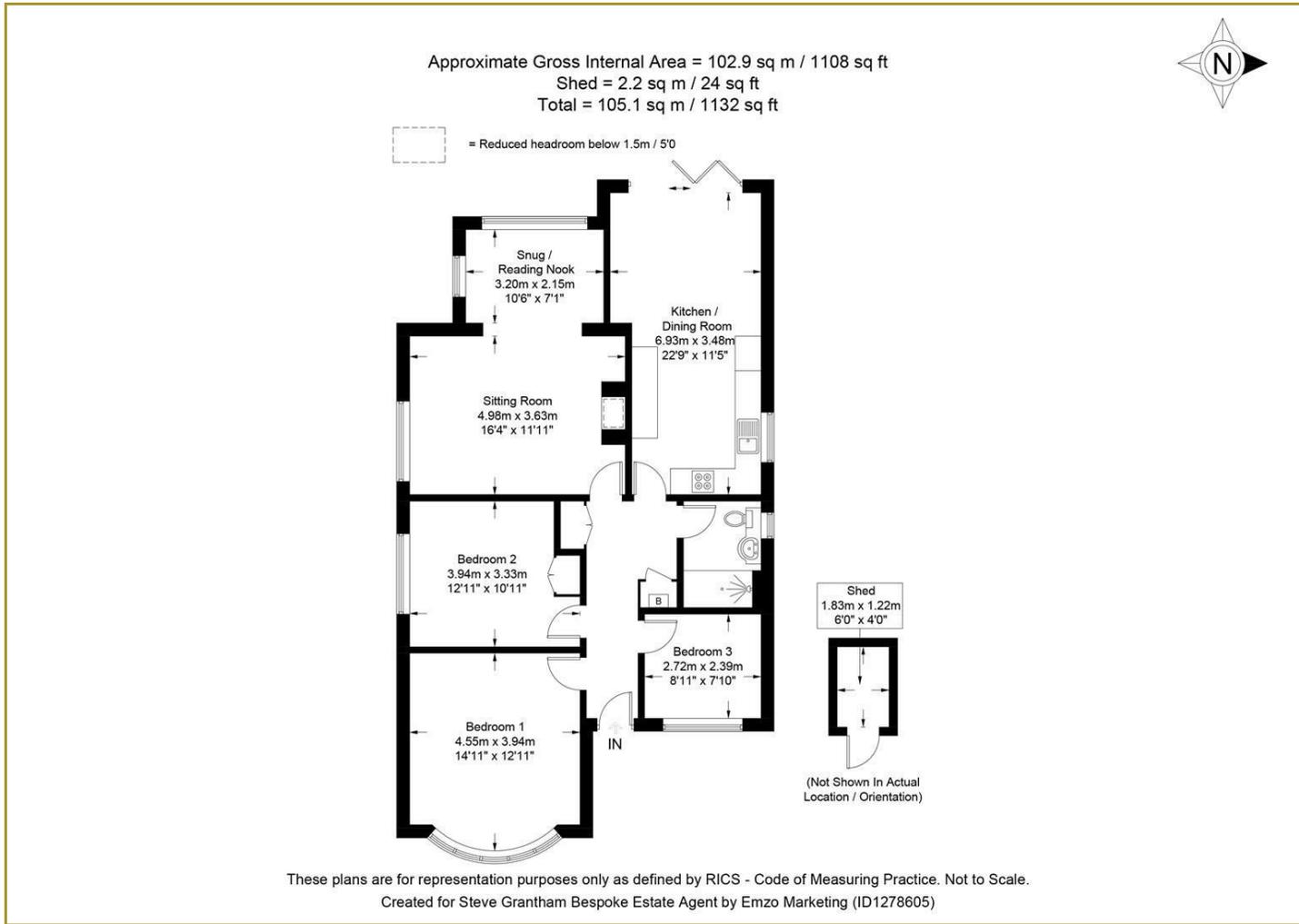
Located within easy reach of the amenities of Emsworth village, Westbourne, as well as excellent transport links and coastal walks, this superb bungalow will appeal to a wide range of buyers.



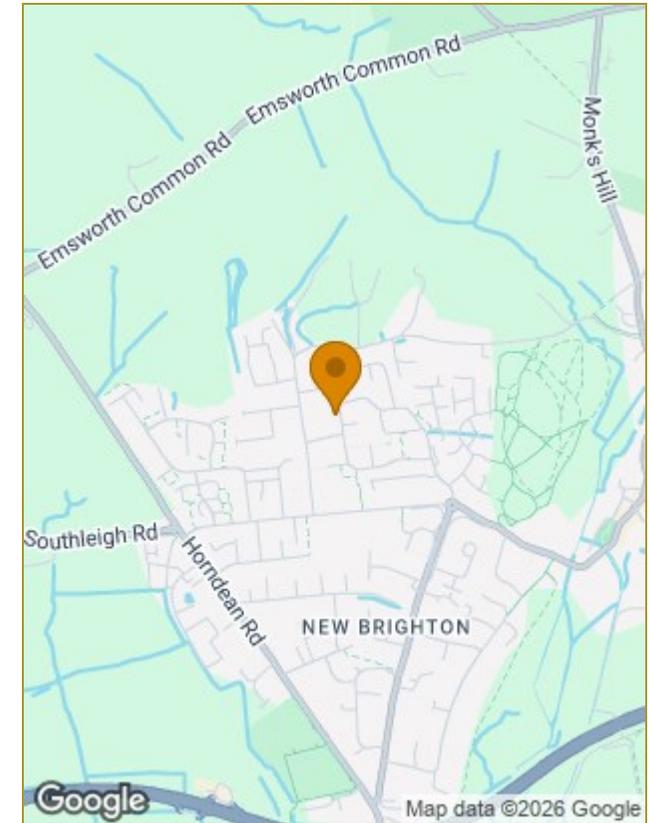




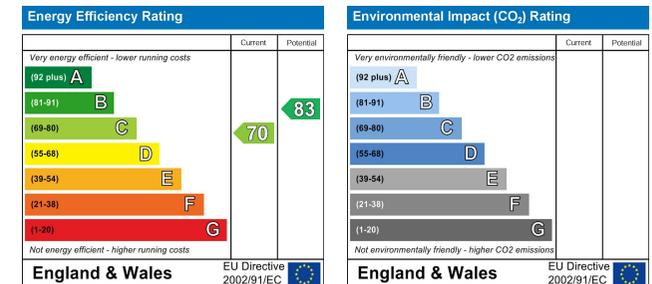
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.