NEXA PROPERTIES

HOLLYBANK LANE, EMSWORTH

PRICE GUIDE £500,000

PRICE GUIDE £500,000 - £525,000 Delighted to offer this versatile and spacious chalet-style bungalow, positioned along Hollybank Lane in Emsworth and offering approximately 1,445 sq ft of internal accommodation, together with a substantial garage/outbuilding. The property provides flexible living across two floors and is complemented by an in-and-out driveway with parking for multiple vehicles and a particularly impressive, mature rear garden.

The ground floor centres around the superb open-plan kitchen, dining and family room and providing a fantastic space for both everyday living and entertaining. An exposed brick chimney breast creates an attractive character feature, while the triple aspect and French doors allow plenty of natural light and provide direct access onto the garden. The kitchen is fitted with an extensive range of units, double oven and hob, additional range oven with induction hob, double butler-style sink, space for freestanding appliances and a useful pantry. A generous separate sitting room sits to the front of the home, while the third bedroom and beautifully appointed family bathroom with freestanding bath complete the ground-floor accommodation.

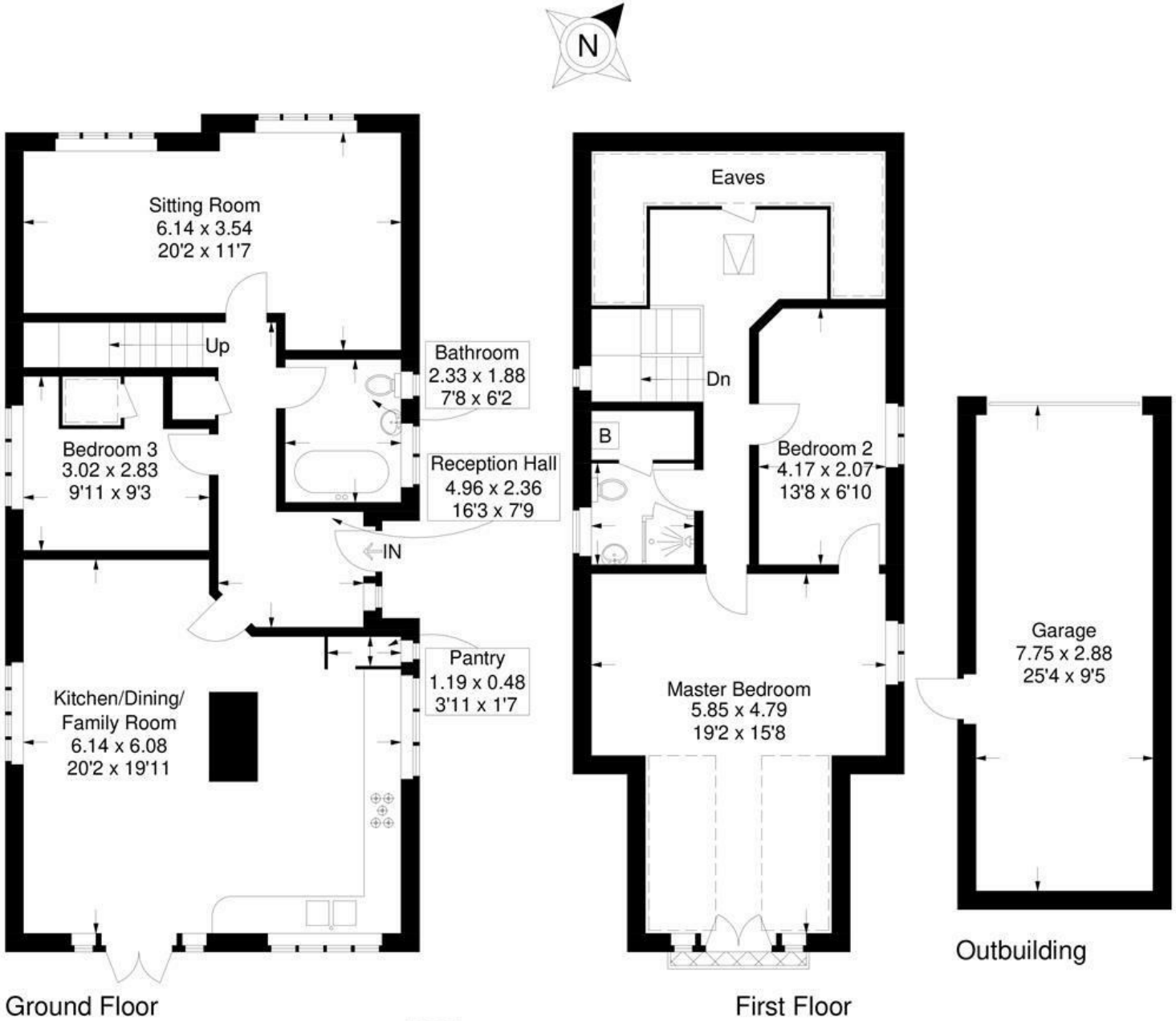
Stairs rise to the first floor where there are two further bedrooms, including an exceptionally spacious principal bedroom measuring approximately 19'2 x 15'8 with a Juliet balcony overlooking the rear garden. Bedroom two provides further flexible accommodation and there is a modern shower room alongside a useful study area on the landing. The first floor also benefits from extensive eaves storage, making excellent use of the chalet-style design.

Outside, the property really comes into its own. The in-and-out driveway provides generous off-road parking for multiple vehicles, while the substantial detached garage/outbuilding measures approximately 25'4 x 9'5 and benefits from power and lighting. To the rear is a particularly long, secluded and mature garden, laid to lawn with patio seating area.

- THREE BEDROOMS
- SUPERB OPEN-PLAN LIVING
- PRINCIPAL BEDROOM JULIET BALCONY
- LARGE MATURE GARDEN
- GENEROUS MULTIPLE PARKING
- EXTENSIVE & SECLUDED GARDEN
- TWO BATH/SHOWER ROOMS
- POPULAR EMSWORTH LOCATION
- SUBSTANTIAL GARAGE/OUTBUILDING
- SEPARATE SITTING ROOM

Hollybank Lane, Emsworth

Approximate Gross Internal Area = 134.2 sq m / 1445 sq ft
Outbuilding = 22.9 sq m / 246 sq ft
Total = 157.1 sq m / 1691 sq ft



=Reduced headroom below 1.5m / 5'0

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.