



£410,000
2 Thistledowne Gardens
Emsworth, PO10 8BF

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac, this beautifully positioned three-bedroom, semi-detached family home sits well in its corner plot with a two-car driveway. Inside, the hallway features a convenient ground-floor WC. The front-aspect kitchen offers a bright cooking space, while the spacious lounge flows effortlessly into the dining room. From here, a light-filled conservatory opens onto a private, walled rear garden. Upstairs, the first-floor landing leads to a shower room and three well-proportioned bedrooms, with ample built in wardrobes to the master. Externally, a pedestrian gate provides side access from the wrap-around front garden round to the rear. Offering the perfect blend of convenience and leisure, the property is close to excellent transport links while remaining just moments from tranquil waterside walks around the Mill Pond. Viewings highly recommended, book your appointment today.





HALLWAY

WC

LOUNGE 13' 7" x 12' 5" (4.14m x 3.78m)

DINING ROOM 10' 11" x 7' 10" (3.33m x 2.39m)

KITCHEN 10' 11" x 7' 10" (3.33m x 2.39m)

CONSERVATORY 10' 5" x 10' 3" (3.18m x 3.12m)

LANDING

SHOWER ROOM 6' 5" x 6' 2" (1.96m x 1.88m)

BEDROOM ONE 11' 7" x 9' (3.53m x 2.74m)

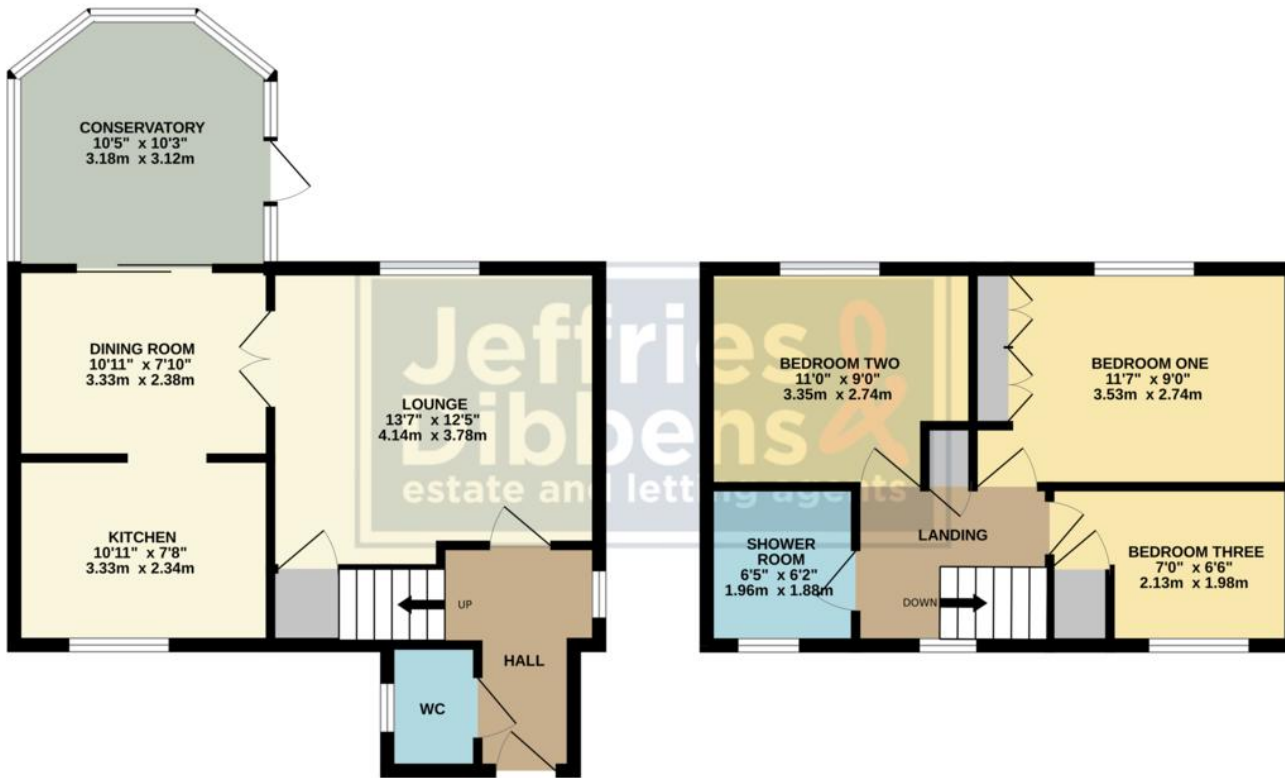
BEDROOM TWO 11' x 9' (3.35m x 2.74m)

BEDROOM THREE 7' x 6' 6" (2.13m x 1.98m)



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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.
Made with Metropix ©2025

LOCAL AUTHORITY
Chichester District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk