



# 1 Dunlin Close Brushwood Grove, Emsworth

Guide Price £300,000 Freehold

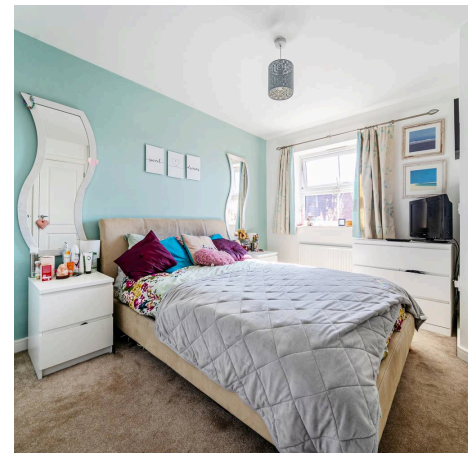


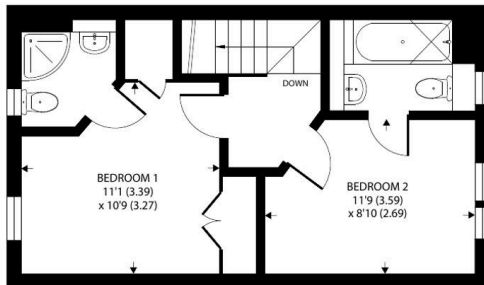
# 1 Dunlin Close Brushwood Grove

Emsworth, Hampshire

This delightful two-bedroom end of terrace home presents an excellent opportunity for anyone looking for a comfortable and modern living space. Light and spacious throughout, the property boasts a modern fitted kitchen, a conservatory, and a convenient cloakroom on the ground floor. Upstairs, two double bedrooms are complemented by an en-suite to bedroom one, in addition to a family bathroom. The property is ideal for first-time buyers, downsizers, or investors seeking a well-maintained residence. Outside, the low maintenance garden with a patio area provides a perfect spot for outdoor relaxation, while two allocated parking spaces, complete this charming home.

- Two Bedroom End Of Terrace Home
- Light & Spacious Throughout
- Modern Fitted Kitchen
- Conservatory
- Cloakroom
- Two Double Bedrooms With En-Suite To Bedroom One
- Family Bathroom
- Low Maintenance Garden With Patio Area
- Two Allocated Parking Spaces
- Perfect First Time Buy / Downsize Or Investment





Approximate Area = 874 sq ft / 81.1 sq m  
 For identification only - Not to scale





Council Tax band: C  
EPC Energy Efficiency Rating: C

#### Location

Emsworth boasts a thriving array of independent shops, pubs and restaurants. Emsworth is nestled between Chichester Harbour AONB and the South Downs National Park. Access into London is good by road and rail; the A3(M) means the capital is typically around an hour away by road. There are Victoria Line services at Emsworth with the Waterloo line available at Havant. The A/M27 provides great access along the coast from Portsmouth to Brighton. The Cathedral City of Chichester, home to the world-famous Goodwood Estate, can be found around 9 miles east of Emsworth.

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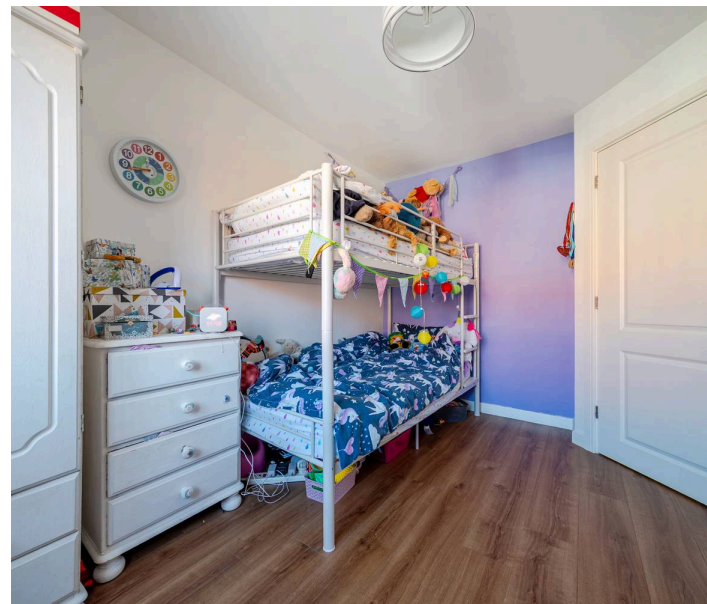
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.