

NEXA PROPERTIES

BEACH ROAD, EMSWORTH

OFFERS OVER £1,250,000








WHAT
IT
IS

NEXA Properties are delighted to offer to the market this substantial and beautifully proportioned six-bedroom family home, situated along the highly desirable Beach Road in Emsworth. Offering approximately 3,008 sq ft of internal accommodation, with a further 294 sq ft of outbuilding space, this impressive character property combines generous living accommodation, versatile bedrooms and an exceptional rear garden, making it an ideal home for growing families seeking space in one of Emsworth's most sought-after locations.

The ground floor welcomes you through a spacious reception hallway, providing access to a magnificent 28'5" living/dining room featuring two attractive bay windows overlooking the front garden. To the rear, the impressive 24' kitchen/breakfast/family room provides a wonderful space for everyday family living and entertaining, with a central island and direct access to the garden. Further accommodation includes a separate study, ideal for home working, a useful utility room and a downstairs WC.

The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom with its own ensuite shower room. Three further bedrooms are served by a family bathroom, while the generous landing provides access to the second floor. Here, two additional bedrooms offer excellent flexibility for larger families, guest accommodation or further home working space, with the particularly spacious fifth bedroom measuring an impressive 31'6" in length.

Externally, the property enjoys a magnificent and generously sized rear garden, predominantly laid to lawn with mature trees, established planting and patio seating areas, providing an excellent setting for outdoor entertaining and family enjoyment. To the front, a generous driveway provides off-road parking and leads to a detached double garage with additional storage. Beach Road is particularly well regarded for its proximity to Emsworth's picturesque harbour foreshore and sailing clubs.



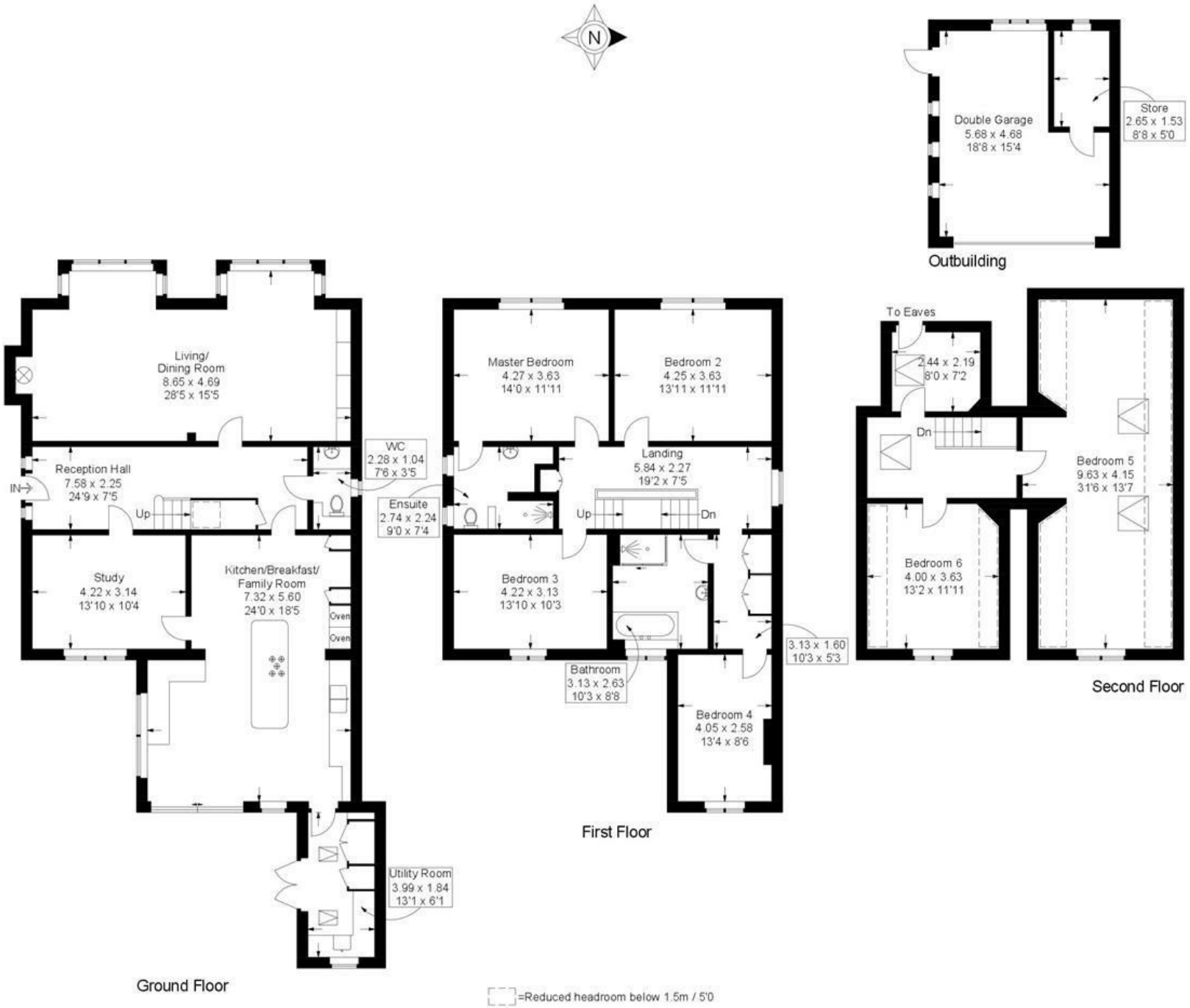




- SIX BEDROOM FAMILY HOME
- APPROXIMATELY 3,008 SQ FT
- DESIRABLE BEACH ROAD LOCATION
- IMPRESSIVE CHARACTER PROPERTY
- PRINCIPAL BEDROOM WITH ENSUITE
- GENEROUS REAR GARDEN
- DETACHED DOUBLE GARAGE
- AMPLE DRIVEWAY PARKING

Beach Road, Emsworth

Approximate Gross Internal Area = 279.5 sq m / 3008 sq ft
Outbuilding = 27.3 sq m / 294 sq ft
Total = 306.8 sq m / 3302 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.