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## 4 West Brook View

Emsworth, Havant, PO10 7EZ

Offers in the region of £700,000



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RE-AVAILABLE 3 DAYS INTO THE PREVIOUS SALE - SOLD EXCEPTIONALLY QUICKLY LAST TIME \*\* ... Boasting the largest floor-space and overall plot on this estate, this home is truly the flagship home within this development! Nestled in one of Emsworth's most sought-after pockets of homes, this exceptional four-bedroom detached home combines modern luxury with timeless style and is a far cry from your standard 'new build home'. Built just six years ago and thoughtfully enhanced throughout by the current owners, the property offers a pristine and spacious living environment designed to meet the needs of contemporary family life.

Upon entering, you are greeted by a light and airy entrance hall that sets the tone for the elegance found throughout the home with modern tiled floors, stairs to the first floor and two large storage cupboards. The ground floor features two versatile reception rooms, providing flexible spaces ideal for entertaining, working from home, or simply relaxing. One of these, the expansive lounge, spans the entire length of the property, offering a bright and inviting environment perfect for gatherings or peaceful evenings in.

At the heart of this home lies the stunning modern kitchen, recently upgraded to an exceptional standard. Featuring premium appliances, ample storage, and stylish finishes, it seamlessly connects to an open-plan living and dining area. This versatile space is perfect for family meals or social occasions, with large French doors leading directly to the garden, allowing natural light to flood in. For added convenience, a separate utility room is discreetly tucked away, making household tasks effortless.

Upstairs, the property continues to impress with four generously proportioned double bedrooms. The primary bedroom is a true sanctuary, complete with its own en-suite bathroom and a spacious dressing room, offering an indulgent retreat at the end of each day. The second bedroom also benefits from an en-suite shower room, making it an ideal guest suite or teenager's haven. The remaining bedrooms share access to a sleek and modern family bathroom, ensuring practicality and comfort for the whole household.

The outdoor spaces are equally impressive. The beautifully landscaped rear garden provides a private haven, perfect for relaxing, hosting alfresco gatherings, or enjoying quality time with family and friends. Secure and spacious, the garden is well-suited for children or pets and offers potential for further enhancement. For those requiring additional functionality, there's the possibility of adding a garden pod or summerhouse, ideal as a home office, gym, or creative studio.

Completing this property is a garage and a private driveway with ample off-road parking for multiple vehicles. An electric vehicle charging point is already installed, reflecting the home's commitment to sustainable and forward-thinking living.

Situated in the picturesque town of Emsworth, this home benefits from a prime location. Known for its charming harbour, vibrant community, and excellent schools, Emsworth offers an enviable lifestyle. You'll find a range of amenities nearby, from independent shops and cafes to scenic walks along the coastline, ensuring a perfect balance of convenience and

tranquility.

This immaculate property represents an incredible opportunity to own a home that combines style, comfort, and functionality. With its desirable location and thoughtful design, it's the perfect choice for those seeking a modern yet timeless retreat. Don't miss your chance to make this executive four-bedroom detached house your forever home.



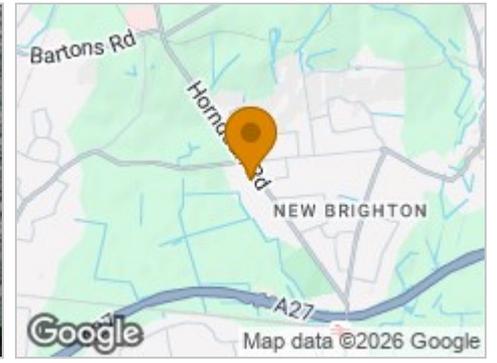
## Road Map



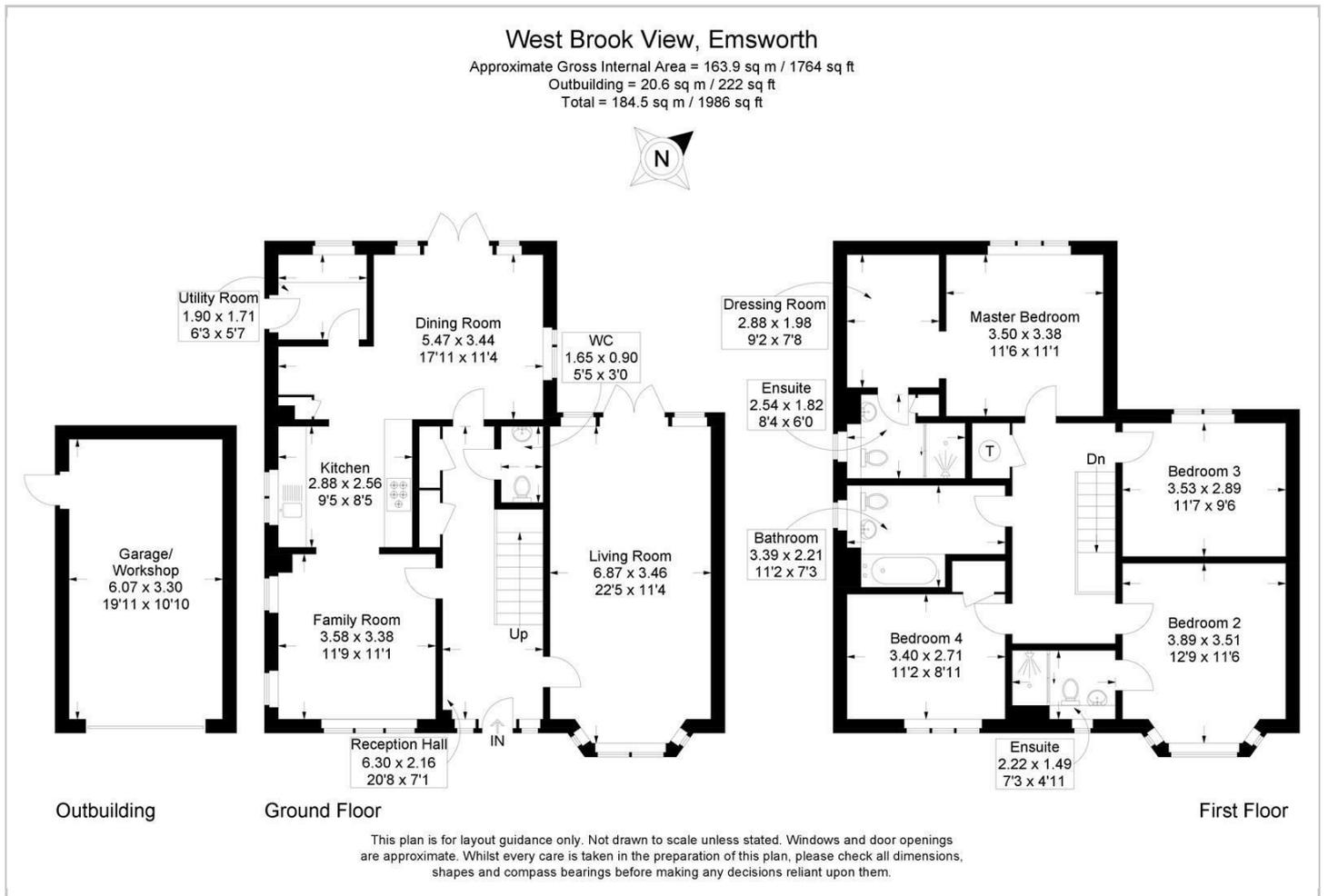
## Hybrid Map



## Terrain Map



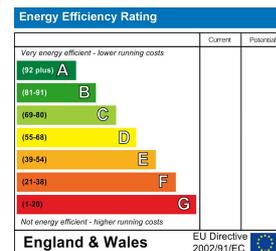
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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