



16 Cumberland Avenue, Emsworth PO10 7UH



Situated in a desirable residential cul-de-sac position, deceptively spacious three-bedroom detached bungalow, offering well-balanced accommodation throughout. The property features a generous Sitting Room with attractive bay window, a spacious Kitchen/Dining Room with direct access to the rear garden, three well-proportioned bedrooms, and a family bathroom with separate WC. The flexible layout is ideal for buyers seeking single-storey living without compromising on space. Externally, the bungalow benefits from a private driveway providing ample off road parking, a single garage, attractive front gardens, and a delightful enclosed rear garden with mature planting and patio seating areas. Situated on the northern fringe of Emsworth, close to Hollybank Woods and within easy reach of both Emsworth and Westbourne.

- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS & VERSATILE ACCOMMODATION
- CUL-DE-SAC LOCATION
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- MATURE REAR GARDEN
- GARAGE & OFF ROAD PARKING
- WITHIN EASY REACH OF EMSWORTH, WESTBOURNE & HOLLYBANK WOODS

Asking Price
£485,000
Freehold





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ACCOMMODATION

Ground Floor:

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/ Dining Room
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- WC

Exterior:

- Driveway providing off road parking
- Single garage with power & light
- Enclosed mature rear garden

EPC: C

Council Tax: E





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LOCATION

Situated within an ideal location for those who enjoy both countryside and water pursuits, having the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park. Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities.

To the south lies Emsworth's thriving square offering a good choice of local shops, cafés/restaurants and two sailing clubs.

Nearby Havant town is a transport hub providing mainline rail services to London and the South Coast, and access to the south coast motorways and the A3 to London.

To the east is the Cathedral City of Chichester with its renowned Festival Theatre & multiple shopping outlets. There is golf, flying, horse and motor racing on the nearby Goodwood Estate.

The property is well placed to take advantage of all that this corner of Hampshire and West Sussex has to offer, with the additional benefit of being within easy reach of major road and rail links to London (Waterloo or Victoria) and the South Coast.





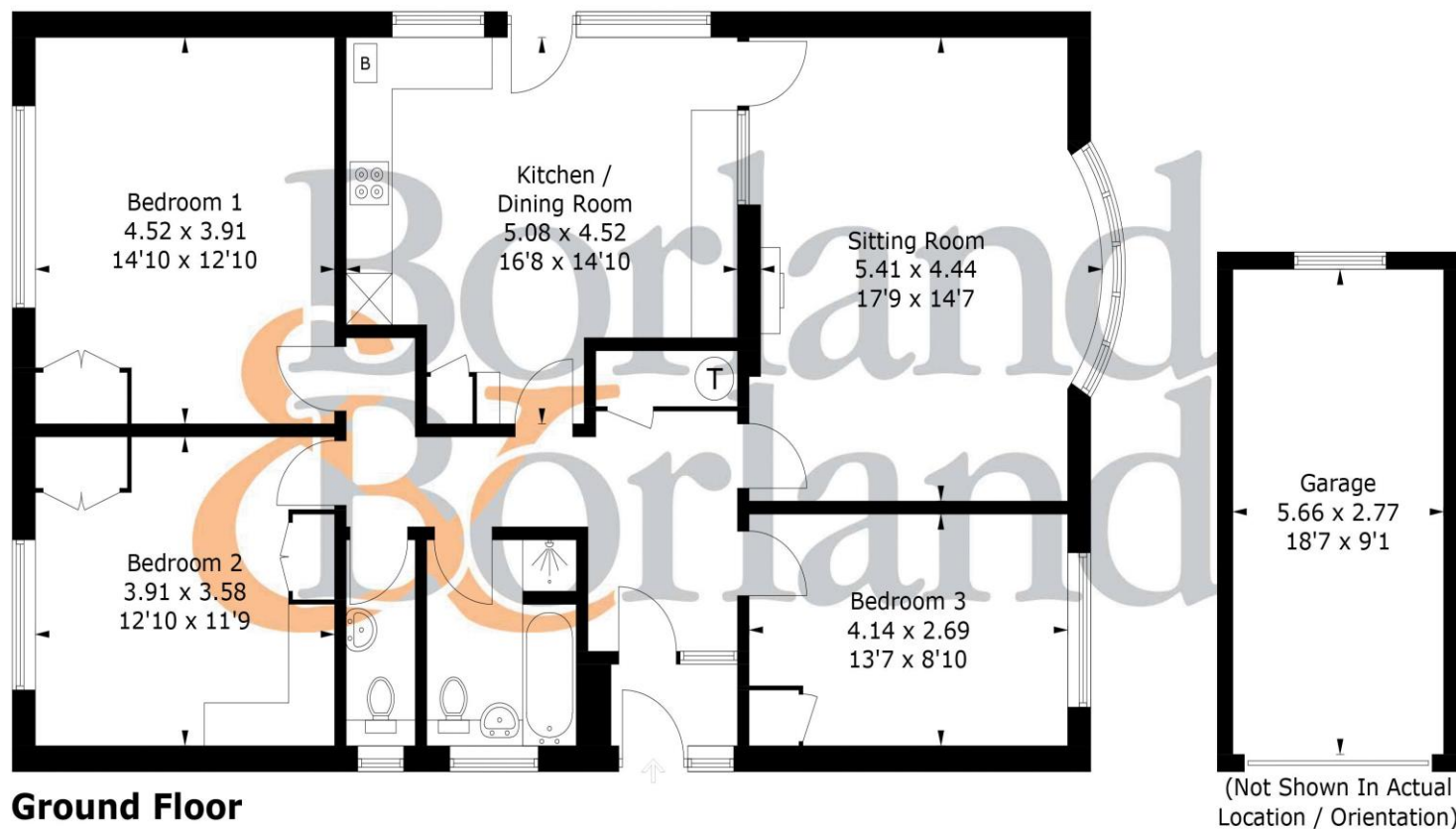
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Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft

Garage = 15.5 sq m / 167 sq ft

Total = 127.6 sq m / 1374 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1341899)

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Directions

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