



577 Southleigh Road, Emsworth,
PO10 7TE

**Borland
& Borland**

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME... believed to be built in around 1924, extended and improved while retaining both charm and character. Conveniently placed for local schools, shop and recreation ground and offers easy access to Westbourne village and Emsworth town centre. The accommodation comprises: Entrance Hall, Study with feature fireplace, spacious Kitchen/Breakfast room, with doors opening onto the patio area, Dining room with full width windows allowing lots of light to flood in, Sitting Room with log burner, Cloakroom, Utility Room, with useful access to the front and rear. On the first floor are Three Double Bedrooms and a family Bathroom. The principal bedroom benefiting from a double aspect and further feature fireplace. Externally the property is set back from the road and approached by a generous driveway with parking for multiple cars, and provides side access to the rear. The Private enclosed rear Garden is well established with mature shrubs, borders and trees, a large patio area, lawned section and vegetable beds. The property benefits from multiple outbuildings to the rear of the garden, providing a workshop, greenhouse and store.

- DETACHED FAMILY HOME
- IMMACULATE CONDITION THROUGHOUT
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- AMPLE OFF-ROAD PARKING
- WORKSHOP, GREENHOUSE & STORAGE SHED
- BEAUTIFULLY LANDSCAPED GARDEN
- OVERLOOKING RECREATION GROUNDS

Asking Price
£650,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Study
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Cloakroom
- Utility Room

First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Driveway
- Generous Garden
- Greenhouse
- Workshop
- Store

EPC: C

Council Tax: E





LOCATION

This property is located on Southleigh Road and conveniently placed for nearby local Co-op, recreation ground and school. The village of Westbourne with its variety of local amenities incl post office and pharmacy is also nearby.

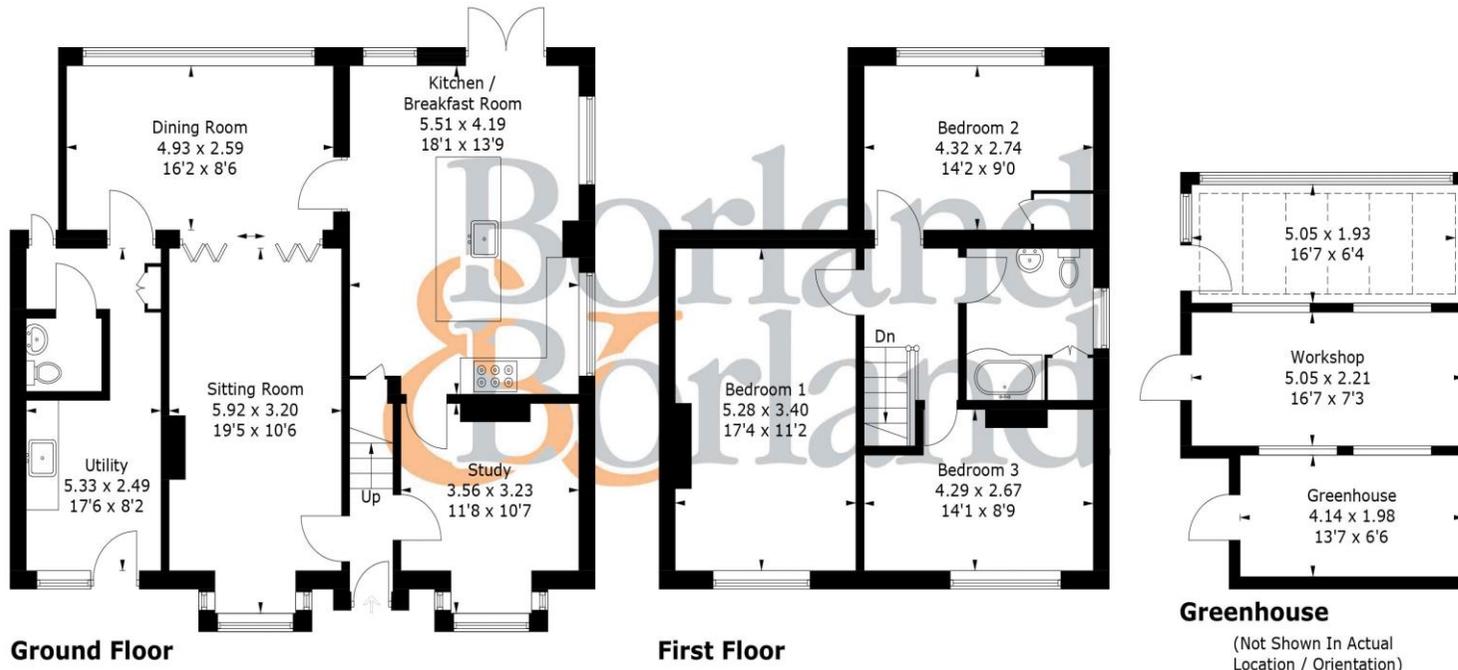
To the south lies the harbour side village of Emsworth with its foreshore & sailing clubs, and offering a good choice of local shops, doctor/dentist surgeries and cafés/restaurants. The Cathedral City of Chichester and Goodwood Estate are located to the east, with attractions at the nearby Goodwood Estate including golf, flying, horse & motor racing events. Nearby Havant provides a direct mainline rail link to London (Waterloo) & the south coast, and easy access is afforded to the A3 & M27.





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Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft
 Greenhouse = 30.6 sq m / 329 sq ft
 Total = 170.2 sq m / 1832 sq ft



Directions

SAT NAV: PO10 7TE

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1279031)

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