

Borland & Borland
Independent Estate Agent

Dulce Domum, 24a, New Brighton Road

Emsworth, PO10 7QP

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Substantial detached family home constructed circa 1995 with traditional red brick elevations and Tudor-style detailing, set in a good size plot with a generous, gated driveway, ample parking and a detached double garage. Ideally located within walking distance of Emsworth town centre and train station.

One owner from new the property offers spacious and versatile accommodation arranged over two floors, extending to approximately 2,934 sq ft including the double garage. The ground floor features multiple well-proportioned reception rooms including a sitting room, dining room and study, together with a generous kitchen/breakfast room, utility room and internal access to the double garage. Upstairs provides five excellent bedrooms two with ensuites and a family bathroom. Ideal for family living, home working and entertaining. The private rear garden is mainly laid to lawn, bordered by mature trees and planting, offering a good degree of seclusion.

- SUBSTANTIAL FAMILY HOME
- THREE RECEPTION ROOMS
- FIVE BEDROOMS AND THREE BATHROOMS
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- GATED DRIVE WITH AMPLE PARKING
- DOUBLE GARAGE
- PRIVATE ENCLOSED REAR AND SIDE GARDEN
- WITHIN EASY WALKING DISTANCE TO EMSWORTH TOWN AND TRAIN STATION

Asking Price
£1,150,000
Freehold





ACCOMMODATION

<u>Ground Floor</u>

- Entrance hall
- Sitting room
- Dining room
- TV / family room
- Kitchen / breakfast room
- Utility room
- Ground floor WC
- Internal access to double garage

<u>First Floor</u>

- Principal bedroom with ensuite bathroom
- Bedroom Two with ensuite shower room
- Bedroom Three
- Bedroom Four
- Study / bedroom five
- Family bathroom

<u>External:</u>

- Gated driveway
- Double garage
- Private enclosed rear and side garden

EPC: C
Council Tax: G









LOCATION

Emsworth is ideally placed on the upper reaches of Chichester Harbour an Area of Outstanding Natural Beauty, with a lively sailing and water-sports community, the town has a range of local independent shops including butchers, fishmonger, bakery, greengrocer and general store. Multiple shopping outlets are available at nearby Havant and Chichester.

Golf, flying, horse and motor racing is at nearby Goodwood. Schools and amenities are close to hand.

The property is well placed for access to the surrounding area with the A259 and A27 close at hand, the railway station at Emsworth links into Havant which allows a journey time just over an hour to arrive at London, Waterloo.



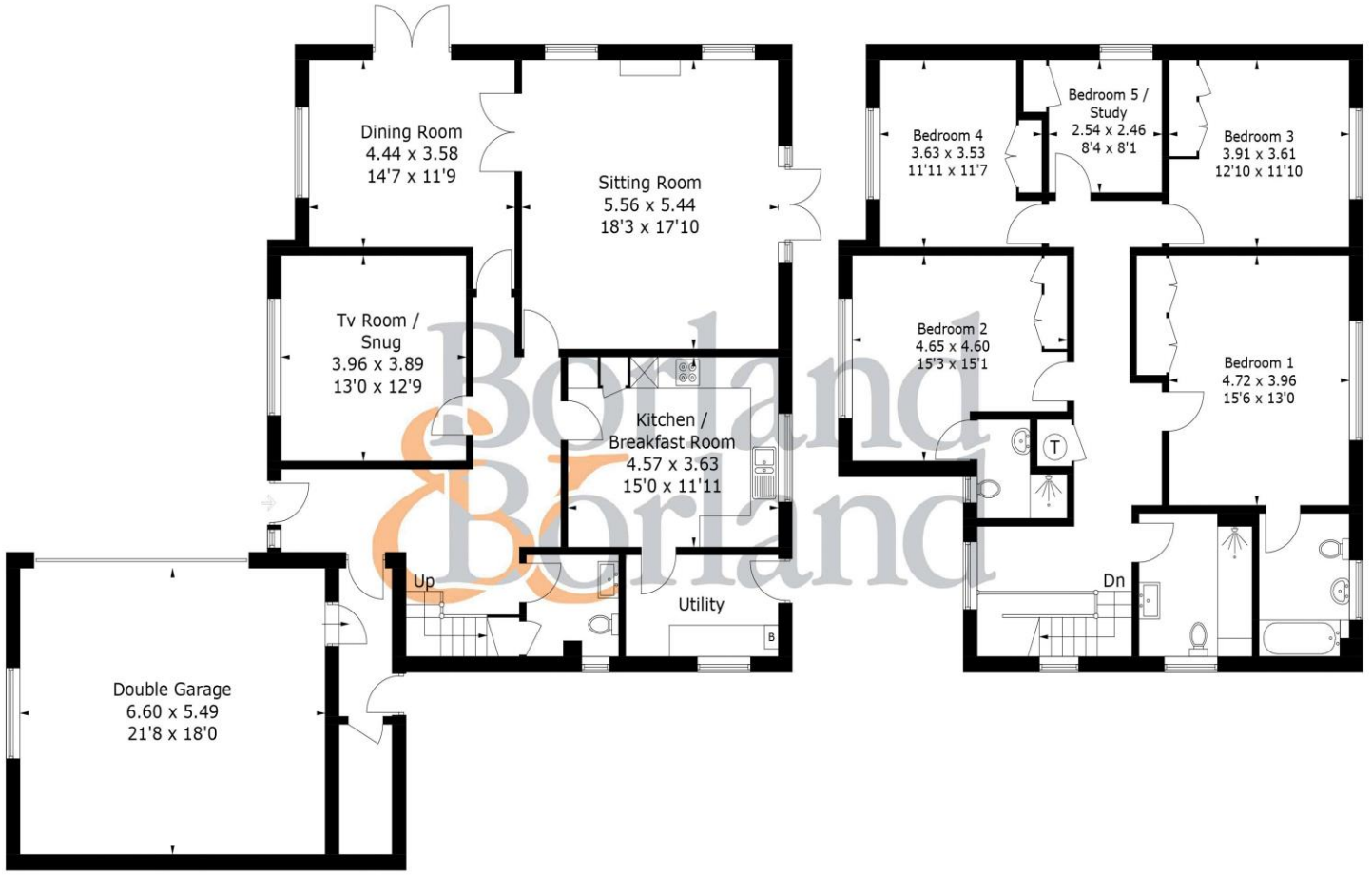






24A, New Brighton Road, PO10 7QP

Approximate Gross Internal Area = 272.6 sq m / 2934 sq ft
(Including Double Garage)



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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.
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Directions
SAT NAV: PO10 7QP

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