



£450,000
500 Southleigh Road
Emsworth, PO10 7TD

PROPERTY SUMMARY

This charming detached three-bedroom bungalow on Southleigh Road, Emsworth, offers well-kept accommodation featuring an entrance hall, kitchen, spacious lounge, conservatory, cloakroom, shower room and three bedrooms. Outside, you will find a lovely front garden with mature plants and shrubs and a private rear garden mainly laid to lawn with established borders and side access. A garage sits at the rear, accessible via Crowsbury Close. Just over a mile from the picturesque harbour town centre of Emsworth, with its variety of shops, pubs and restaurants and a little more than two miles from Havants town centre and mainline railway station, the location also boasts excellent coastal and countryside walks. Internal viewing is highly recommended.





HALLWAY

KITCHEN 10' 4" x 9' 4" (3.15m x 2.84m)

LOUNGE 16' x 12' 6" (4.88m x 3.81m)

CONSERVATORY 12' 4" x 7' 8" (3.76m x 2.34m)

BEDROOM ONE 16' x 9' 4" (4.88m x 2.84m)

SHOWER ROOM 8' 2" x 5' 6" (2.49m x 1.68m)

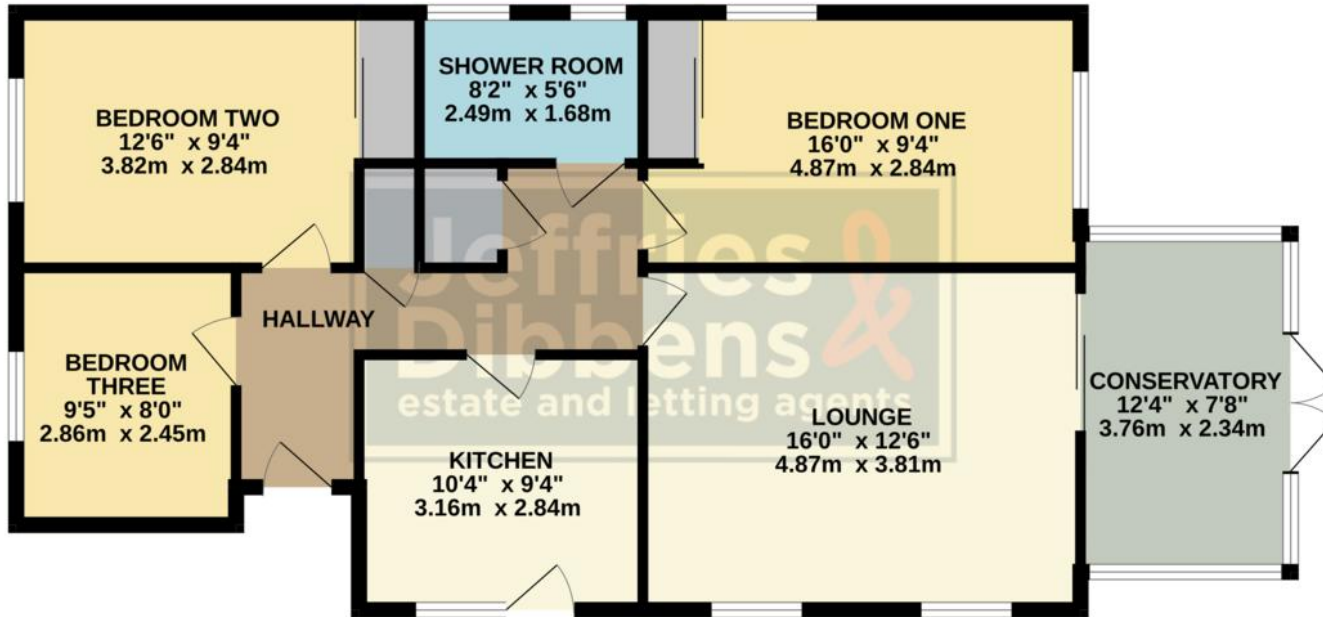
BEDROOM TWO 12' 6" x 9' 4" (3.81m x 2.84m)

BEDROOM THREE 9' 5" x 8' (2.87m x 2.44m)

GARAGE 17' 2" x 8' 5" (5.23m x 2.57m)



GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

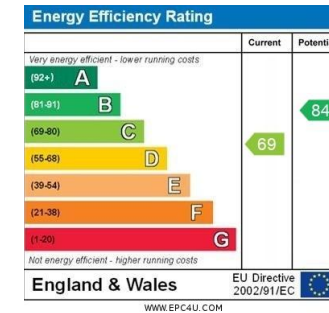
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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