



NEXA
PROPERTIES

18 Birch Tree Drive Emsworth PO10 7RT



AT A **GLANCE**



Spacious Detached Bungalow Extending To Over 1,600 sq ft
Highly Desirable Location North Of Emsworth

Approximately Half A Mile (15-minute walk) To Westbourne Village

Bright And Spacious Sitting Room Opening Onto A Conservatory

Modern fitted kitchen with integrated appliances

Principal Bedroom With Dressing Room And En-Suite Shower Room

Flexible Accommodation To Suit A Variety Of Lifestyles

Private, Enclosed Rear Garden With Patio

Driveway For 2/3 Vehicles and Leads To Garage

Second Driveway With Hardstand For Boat /Motorhome

Easy access to Emsworth Harbour, Chichester and the South Downs

No Forward Chain & Available Immediately



ABOUT THE PROPERTY

Spacious Detached Bungalow Offering Over 1,600 sq ft in a Desirable Location

Occupying a sought-after position to the north of Emsworth, this impressive detached bungalow offers over 1,600 sq ft of beautifully proportioned accommodation, combining spacious and versatile living with the convenience of village amenities close by.

Situated just half a mile from the picturesque village of Westbourne, a pleasant 15-minute walk takes you to an excellent selection of independent shops, cafés, pubs and everyday conveniences, while the historic harbour town of Emsworth and the stunning South Coast are only a short drive away.

Beautifully presented throughout, the property welcomes you with a generous entrance hall offering an abundance of built-in storage and setting the tone for the spacious accommodation beyond.

The bright and inviting sitting room provides an excellent space for relaxing or entertaining, with ample room for family gatherings and direct access to a delightful conservatory that overlooks the private rear garden, allowing natural light to flood the living space throughout the day.

The modern fitted kitchen is well equipped with an excellent range of contemporary units, integrated appliances and generous worktop space, making it ideal for both everyday cooking and entertaining.





ABOUT THE PROPERTY



The flexible layout offers excellent versatility, whether you're looking to accommodate visiting family, create a home office or simply enjoy generous room sizes throughout.

The principal bedroom is particularly impressive, benefiting from a dedicated dressing room leading through to a stylish en-suite shower room, creating a wonderful private retreat.

Outside, the enclosed rear garden enjoys a high degree of privacy and has been designed for ease of maintenance, featuring a patio seating area perfect for al fresco dining, entertaining or simply relaxing in the sunshine.

Further benefits include a garage, generous driveway providing ample off-road parking, second driveway with large double gate leading to hardstanding area suitable for motor home/caravan or boat, double glazing and gas central heating.

Whether you're looking to downsize without compromising on space, or simply searching for an easy-to-maintain home offering flexible accommodation in a highly desirable location, this spacious bungalow presents a rare opportunity.



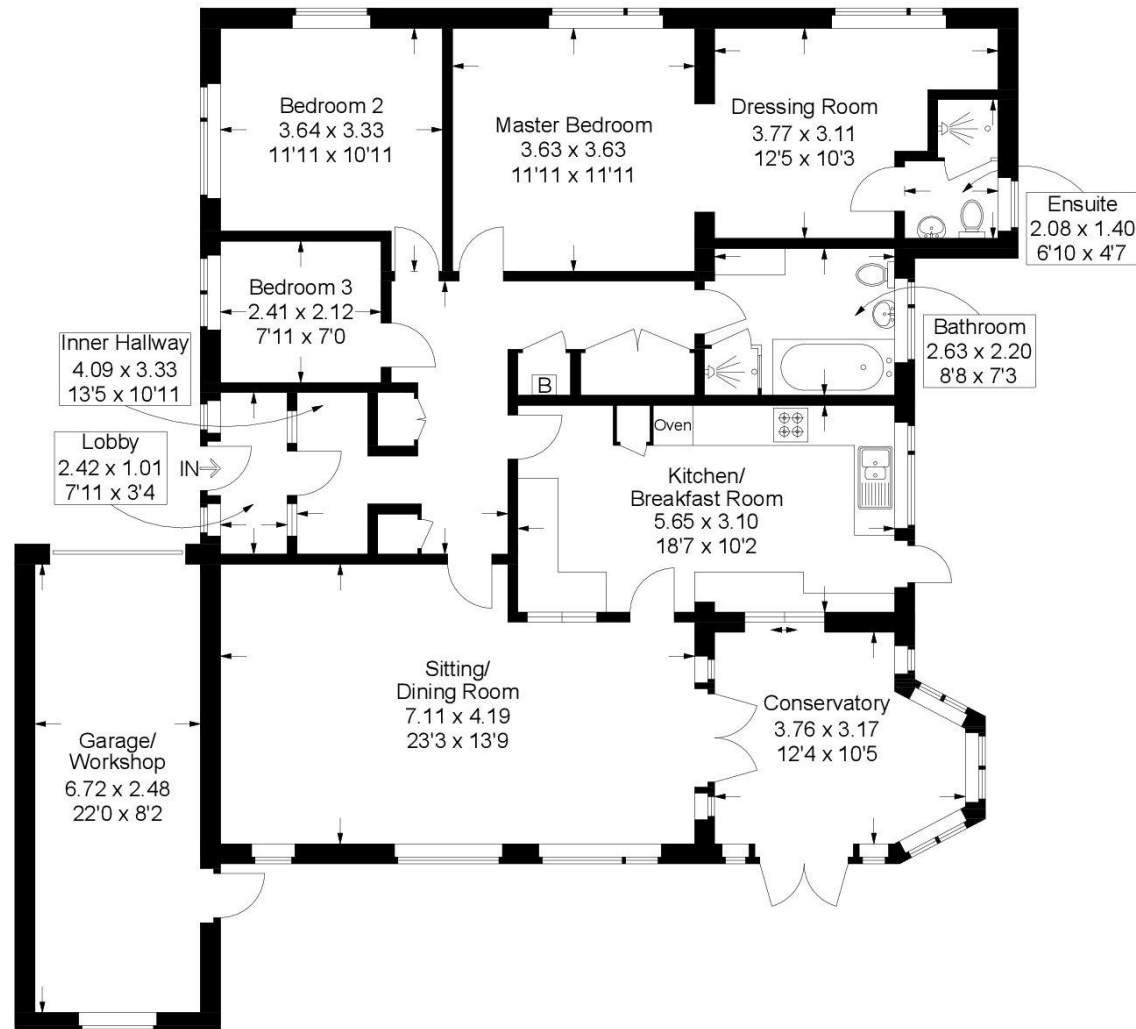






Birch Tree Drive, Emsworth

Approximate Gross Internal Area = 149.2 sq m / 1606 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





LOCATION

Positioned right on the Hampshire and West Sussex border, this highly sought-after road acts as a gateway to the best of village, country, and maritime life.

Ultimate Countryside & Woodland Access

Residents of Birch Tree Drive enjoy immediate proximity to vast open green spaces, making it a dream location for walkers, cyclists, and nature enthusiasts

Hollybank Woods: Located just moments from Birch Tree Drive, these historic, expansive woodlands offer beautiful shaded walking trails, diverse wildlife, and a rich history to explore right on your doorstep.

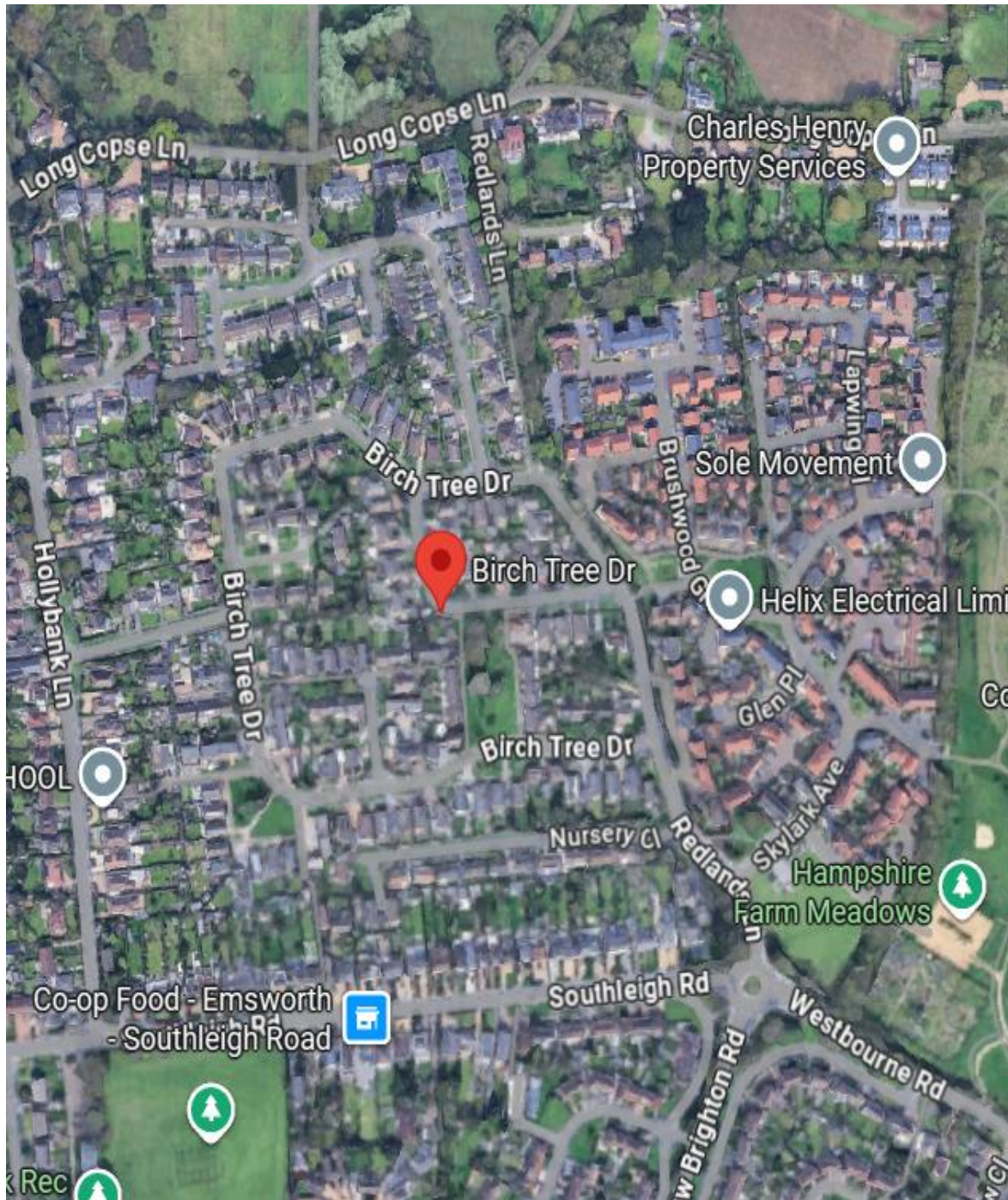
South Downs National Park: The southern boundary of this famous national park sits just north of the area, providing rolling hills, panoramic views, and endless hiking options.

Health and Wellbeing: The visual stimulation and fresh air of the surrounding green infrastructure have direct benefits, from lower perceived effort during exercise to improved cardiovascular and mental respiratory health.

The Charm of Westbourne Village

A short, scenic walk to the east takes you across the River Ems into the historic village of Westbourne, West Sussex. Key features of the village include: **The Historic Square:** Features a miniature market town aesthetic filled with listed buildings, giving it a timeless, traditional feel.

Traditional Country Pubs: Home to great local venues like The Cricketers (by the cricket pitch), The White Horse, and The Stag's Head. rate—94% below the national average—fostering a highly safe, close-knit community vibe.





THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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