





**** BUYER INCENTIVE AVAILABLE ON THIS PROPERTY**** Call 01243 933622 for more details now.

Situated in a sought-after area of Emsworth, this spacious detached family home occupies a large plot and has been extended by the current owners to offer flexible accommodation, ideal for a blended family. With ample off-road parking and versatile living spaces, this property is one that truly needs to be seen to be fully appreciated.



- SEVEN BEDROOM DETACHED
 - PERIOD PROPERTY
- HIGHLY DESIRED EMSWORTH LOCATION
 - LARGE PLOT WITH ADDITIONAL DWELLING POTENTIAL (Subject to Planning Consent)
- CUL-DE-SAC POSITION
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO EMSWORTH'S AMENITIES
- GREAT LOCAL SCHOOL CATCHMENT
- EXTENDED, IDEAL FAMILY HOME
 - EPC rating: E (54)

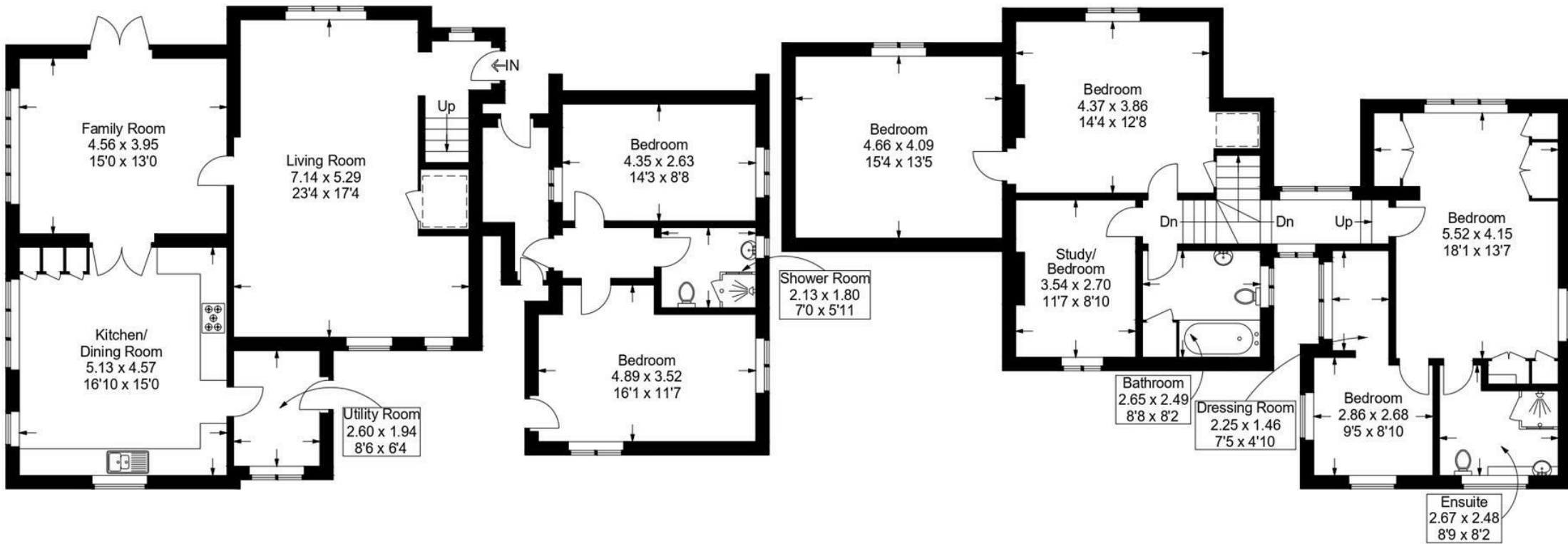
New Brighton Road, Emsworth

Approximate Gross Internal Area = 229.8 sq m / 2474 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.8 sq m / 19 sq ft

Total = 231.6 sq m / 2493 sq ft



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.