





A beautifully presented three-bedroom detached family home, offering approximately 1,346 sq ft of well-proportioned accommodation and situated in a popular residential location within Emsworth.

The property offers an excellent combination of spacious living, a superb open-plan kitchen/dining/family room, driveway parking and an attractive established rear garden.

The ground floor opens into a generous reception hall with a utility/WC. To the front is a spacious living room measuring approximately 15'10 x 11'10, providing a comfortable separate reception space. Across the rear is the real heart of the home – an impressive 28'3 kitchen/dining/family room with plenty of space for cooking, dining and relaxing. French doors open directly onto the garden, creating a fantastic space for entertaining and family life. There is also a useful Garage/store providing valuable additional storage.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom measuring approximately 15'11 x 11'11 with its own ensuite shower room. Bedrooms two and three are both good-sized rooms, while a separate family bathroom completes the first-floor accommodation.

Outside, the rear garden is a particular feature, with a generous paved entertaining area, mature planting, colourful borders and a charming summer house. To the front is driveway parking together with the store. Christopher Way is conveniently positioned for Emsworth's shops, cafés, restaurants and railway station, with the picturesque harbour and waterfront also within easy reach.



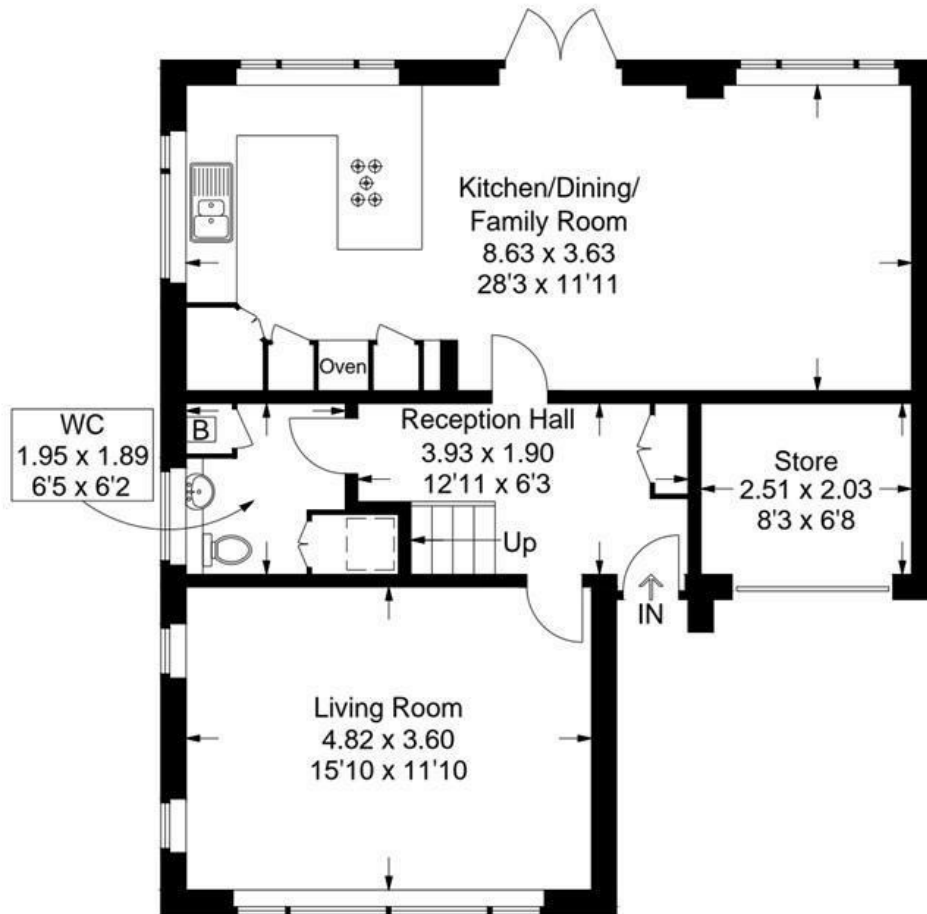
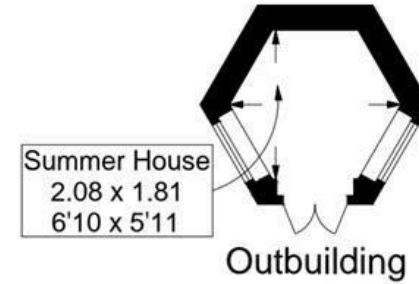
- THREE BEDROOM
DETACHED HOME
- SEPARATE LIVING ROOM
- OPEN PLAN FAMILY LIVING
 - PRINCIPAL BEDROOM
ENSUITE
- DRIVEWAY PARKING &
GARAGE/STORE
- BEAUTIFUL REAR GARDEN
 - CHARMING SUMMER
HOUSE
- GROUND FLOOR
UTILITY/WC
- CLOSE TO LOCAL
AMENITIES
- POPULAR EMSWORTH
LOCATION

Christopher Way, Emsworth

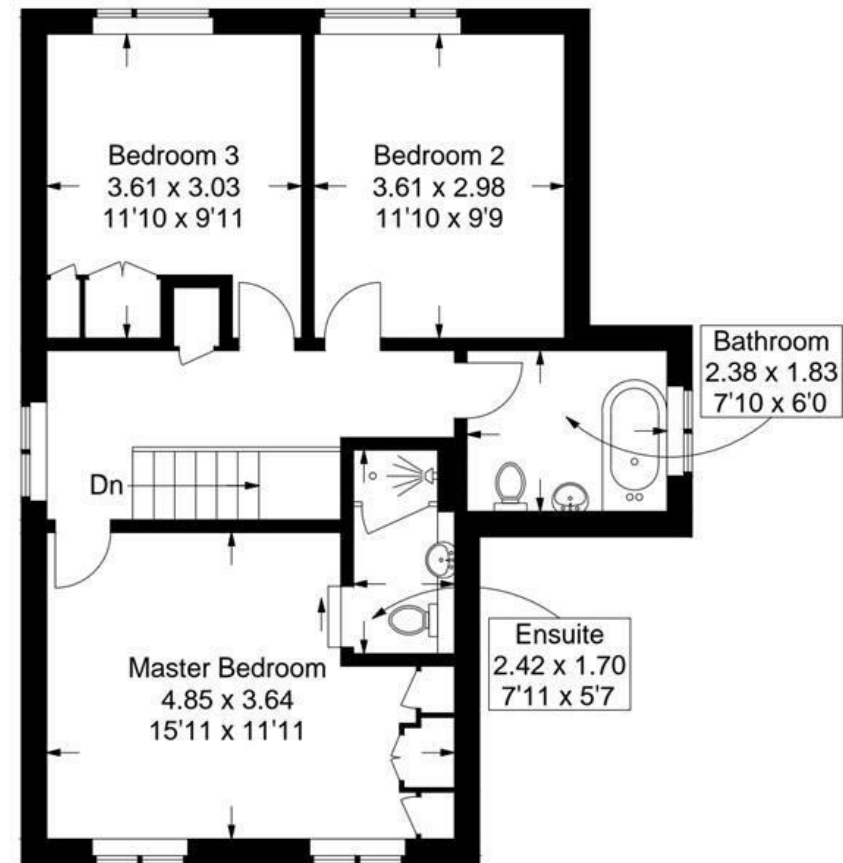
Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft

Outbuilding = 3 sq m / 32 sq ft

Total = 128.1 sq m / 1378 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0

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.