





NO FORWARD CHAIN. Situated in the highly sought-after town of Emsworth, this well-proportioned three-bedroom home presents an excellent opportunity for first-time buyers, families or those looking to downsize. Offering approximately 940 sq ft of accommodation, a **GARAGE** and driveway, the property combines practical living space with a convenient location close to local amenities, schools, and excellent transport links.

The ground floor features a welcoming entrance porch leading into a spacious open-plan living and dining room, providing an ideal setting for both everyday living and entertaining. A separate fitted kitchen overlooks the rear of the property and offers ample storage and workspace, while the integral garage provides excellent storage potential or scope for conversion, subject to the necessary consents.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. Two further bedrooms provide flexible accommodation for children, guests, or a home office, all served by a family bathroom.

Outside, the property benefits from private front and rear gardens, offering space to relax and enjoy outdoor living. The driveway provides off-road parking and access to the integral garage. Available with no forward chain, this is a fantastic opportunity to purchase a well-located home with excellent potential in one of the area's most desirable coastal locations.

- NO FORWARD CHAIN
- THREE BEDROOMS
 - SPACIOUS LOUNGE/DINER
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
 - FAMILY BATHROOM
- IDEAL FAMILY HOME
 - SOUGHT AFTER LOCATION
- FITTED KITCHEN



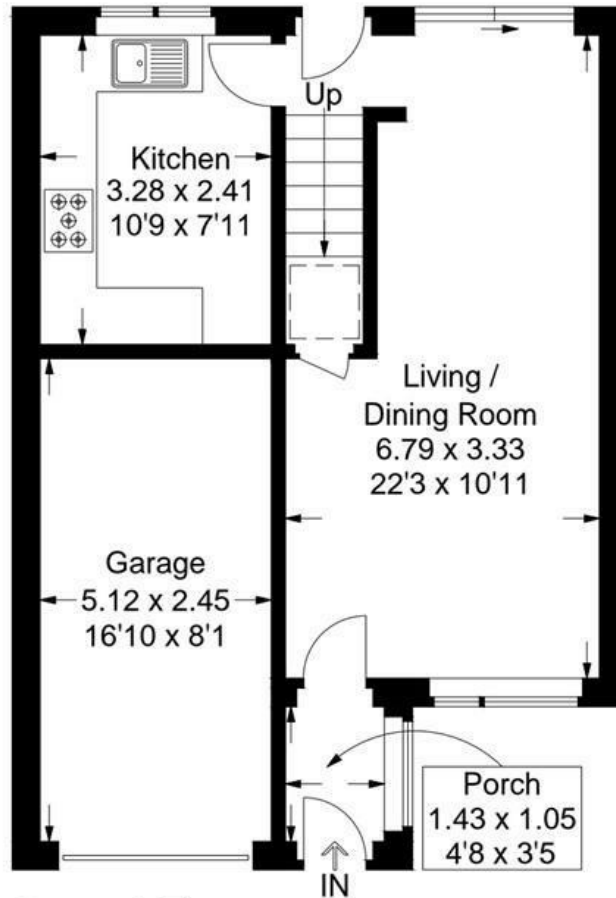
Brook Gardens, Emsworth

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft

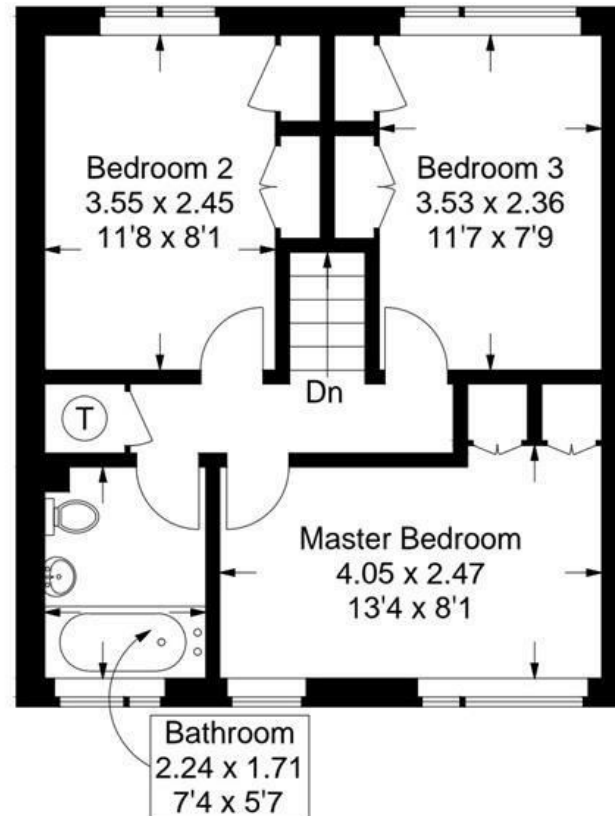
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 87.9 sq m / 946 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.