





## AT A GLANCE

-  New Build 3 Bed Townhouse (Just 3 Remaining)
-  Elegant Victorian Style Radiators
-  Stunning Kitchens With Fully Integrated Appliances
-  Elegant Bathrooms With Roll Top Baths
-  Herringbone Flooring & Sumptuous Carpets
-  South Facing Gardens
-  Allocated Parking Behind Secure Gated Entrance
-  Located In Heart Of Town
-  Available To View 7 Days A Week
-  Available Immediately



## ABOUT THE PROPERTY

Welcome to an exclusive development of six high-specification new build houses, nestled in the heart of Emsworth town centre. These stunning properties offer a perfect blend of modern luxury and classic charm, designed to meet the highest standards of contemporary living.

Each house in this development boasts upgraded heating systems, ensuring not only comfort but also energy efficiency. The bathrooms are elegantly appointed, providing a spa-like experience, while the kitchens showcase integrated appliances, including washing machines, fridge/freezers, ovens, hobs, and cooker hoods. The kitchens are not just functional but are also a testament to the aesthetics of thoughtful design. An enclosed south facing garden allows you to enjoy summer days and evenings.

The attention to detail throughout these homes is nothing short of remarkable. Soldier course lintels above doors and windows add a touch of architectural sophistication, while sash-style double glazed windows enhance both the visual appeal and energy efficiency of each property.

Parking is a breeze with allocated spaces available behind a secure gated entrance, ensuring both convenience and security for residents. Forget the hassle of searching for parking; your designated spot awaits you within the confines of this well-protected enclave.





## ABOUT THE PROPERTY

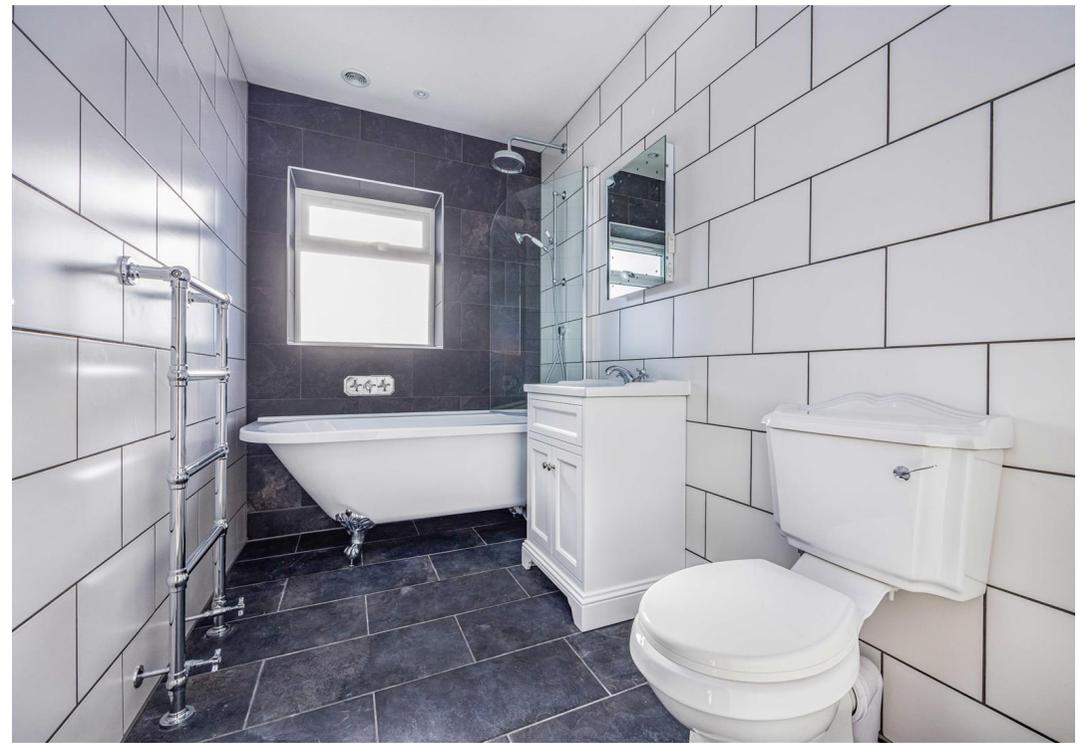
Immerse yourself in the vibrant atmosphere of Emsworth, as the development is strategically located just a few meters away from the town's shops, restaurants, and amenities. Whether you're looking for a quick bite, some retail therapy, or essential services, everything is within easy reach.

For those who rely on public transportation, the train station is conveniently located a mere 250 meters away, providing seamless connectivity to nearby towns and cities.

If you're a nature enthusiast, you're in for a treat. The waterside is in close proximity, offering a tranquil escape and scenic views. Dog lovers can enjoy delightful walks leading into neighbouring woods, connecting to charming villages like Westbourne and Prinsted. Whether you prefer a leisurely stroll or a more adventurous hike, the options are diverse and right at your doorstep.

In summary, these six houses epitomize the epitome of luxurious living in Emsworth – blending modern convenience with classic elegance, thoughtful design with functional practicality. With every amenity at your fingertips and nature's beauty just a stone's throw away, this development invites you to experience the epitome of a refined and harmonious lifestyle.

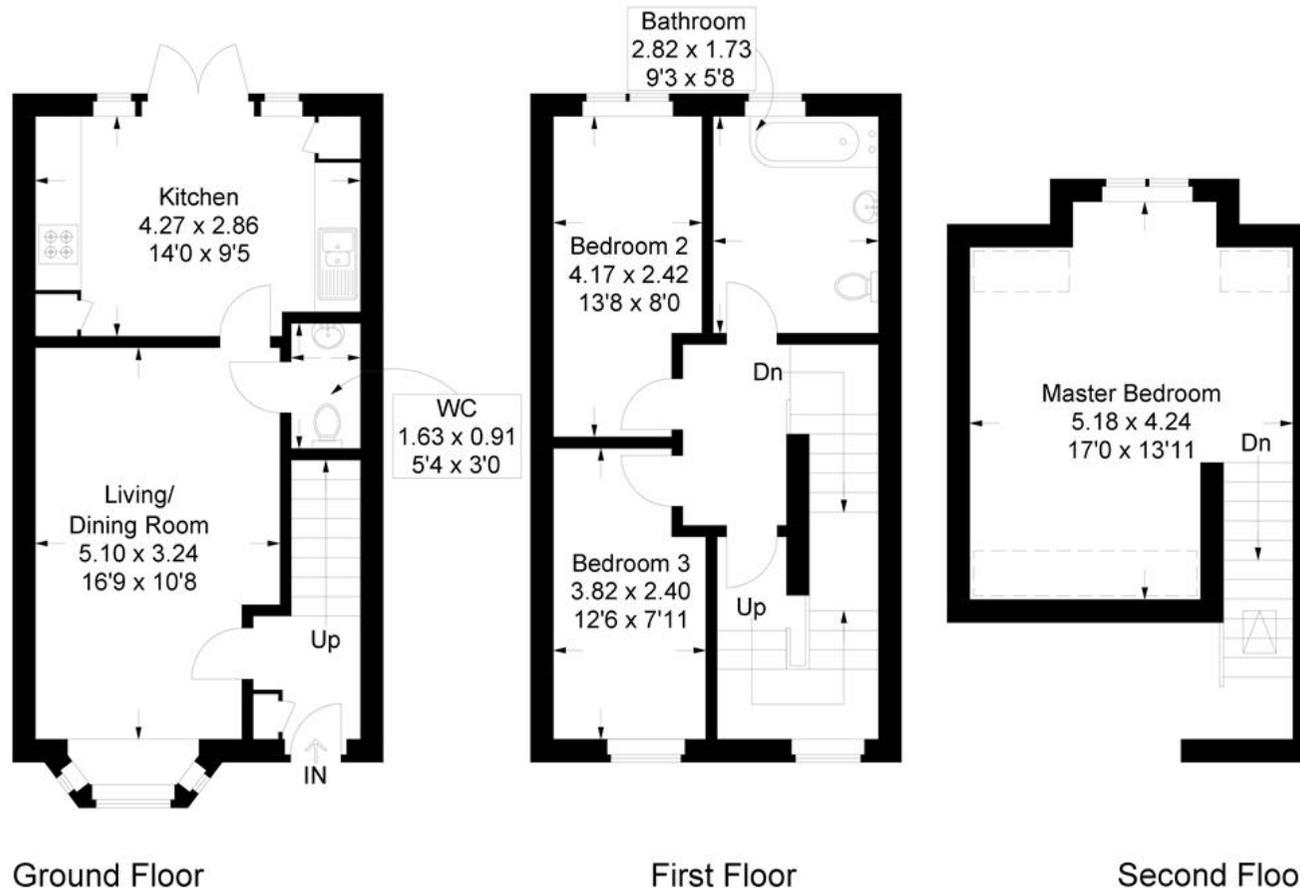






# North Street, Emsworth

Approximate Gross Internal Area = 90 sq m / 969 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 2.9 sq m / 31 sq ft  
Total = 92.9 sq m / 1000 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.



## LOCATION

Emsworth, a picturesque town situated on the south coast of England, offers a unique blend of maritime charm, historic character, and natural beauty. Nestled within the county of Hampshire, Emsworth has become a sought-after destination for those seeking a tranquil yet vibrant living experience.

The town is renowned for its maritime heritage, evident in its quaint harbor and waterfront areas. Boasting a rich history, Emsworth has preserved much of its traditional architecture, with cobblestone streets and historic buildings contributing to its timeless appeal. The maritime influence is further reflected in the local cuisine, with fresh seafood being a staple in the town's restaurants and markets.

Emsworth's town center exudes a welcoming atmosphere, with an array of independent shops, boutiques, and art galleries lining its streets. The community takes pride in its local businesses, contributing to a sense of authenticity and character. Residents and visitors alike can explore charming boutiques, antique shops, and craft stores, creating a delightful shopping experience.

The culinary scene in Emsworth is a highlight, offering a diverse range of dining options. From traditional English pubs serving classic dishes to fine dining establishments showcasing gourmet cuisine, the town caters to various tastes and preferences. The local produce and seafood play a significant role in creating a gastronomic experience that reflects the town's coastal location.

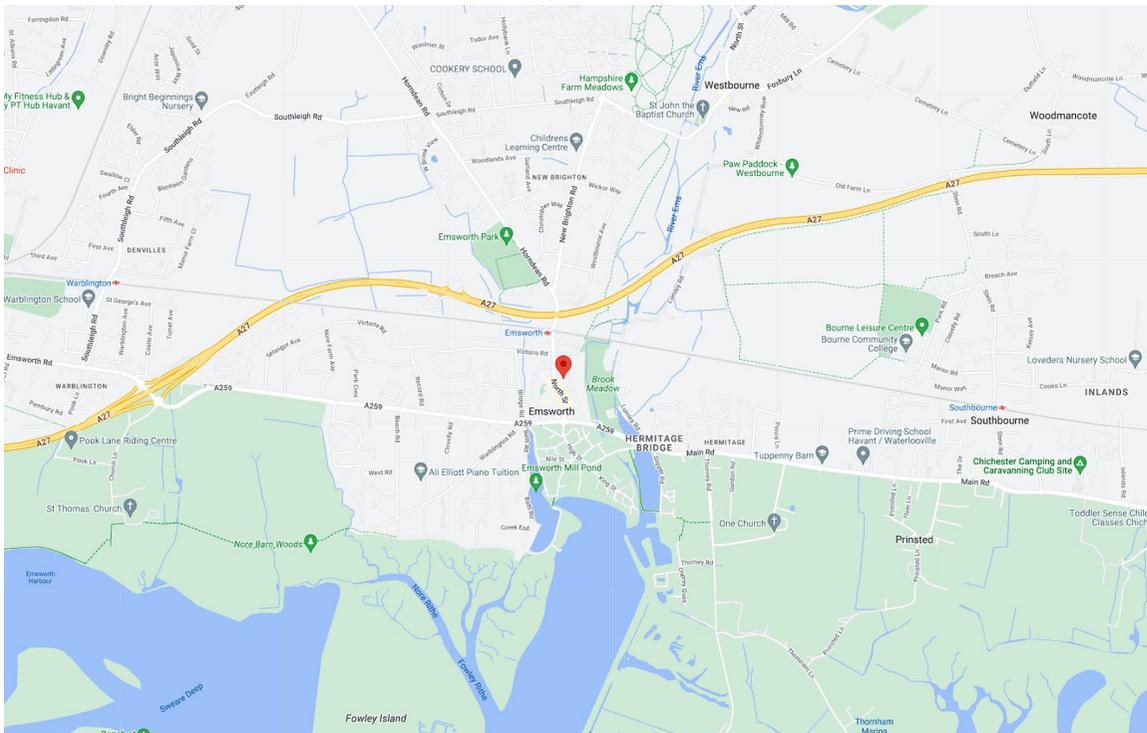
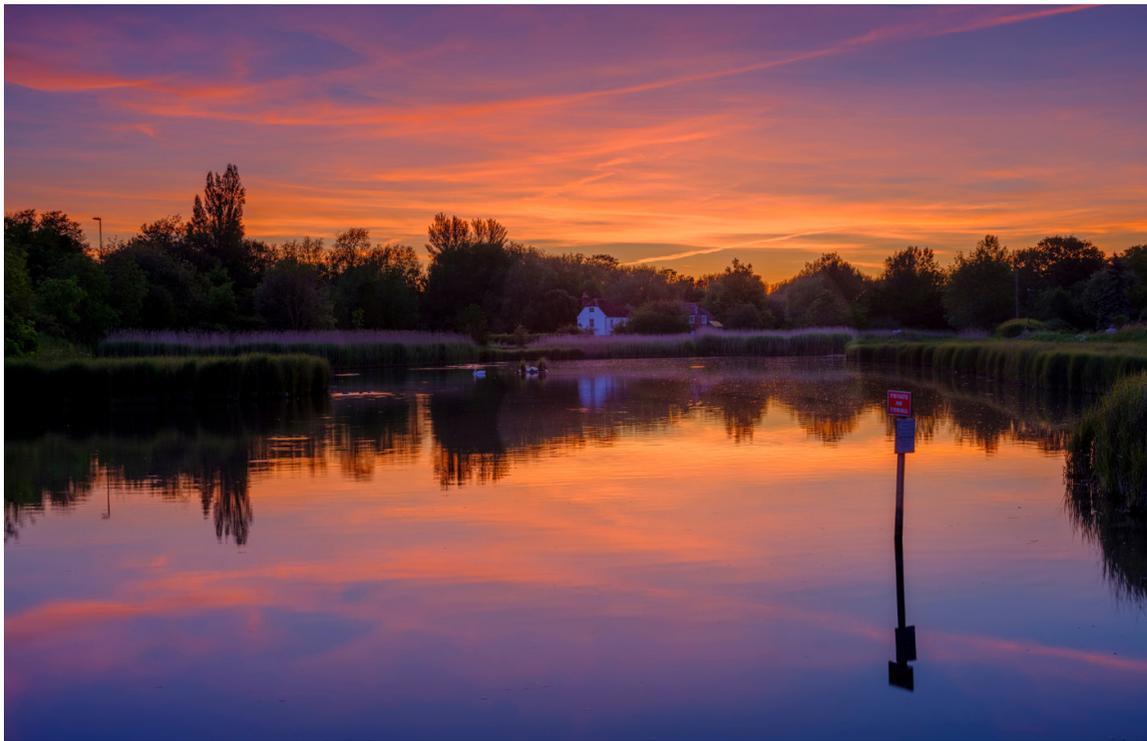


## LOCATION

The natural surroundings of Emsworth add to its allure. The waterfront provides scenic views, and walks along the coastline offer a refreshing escape. Nature enthusiasts can explore nearby woods and enjoy leisurely strolls along well-maintained paths. For those seeking recreational activities, the town provides ample opportunities for boating, sailing, and other water-based pursuits.

Emsworth's sense of community is evident in its vibrant events and festivals throughout the year, bringing residents together and attracting visitors from nearby areas. The town's friendly atmosphere and strong community spirit contribute to a warm and welcoming environment.

Overall, Emsworth stands as a charming and idyllic town, where history, maritime heritage, and natural beauty come together to create a place that captures the hearts of those who call it home or choose to explore its inviting streets and coastal landscapes.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, 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.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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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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