











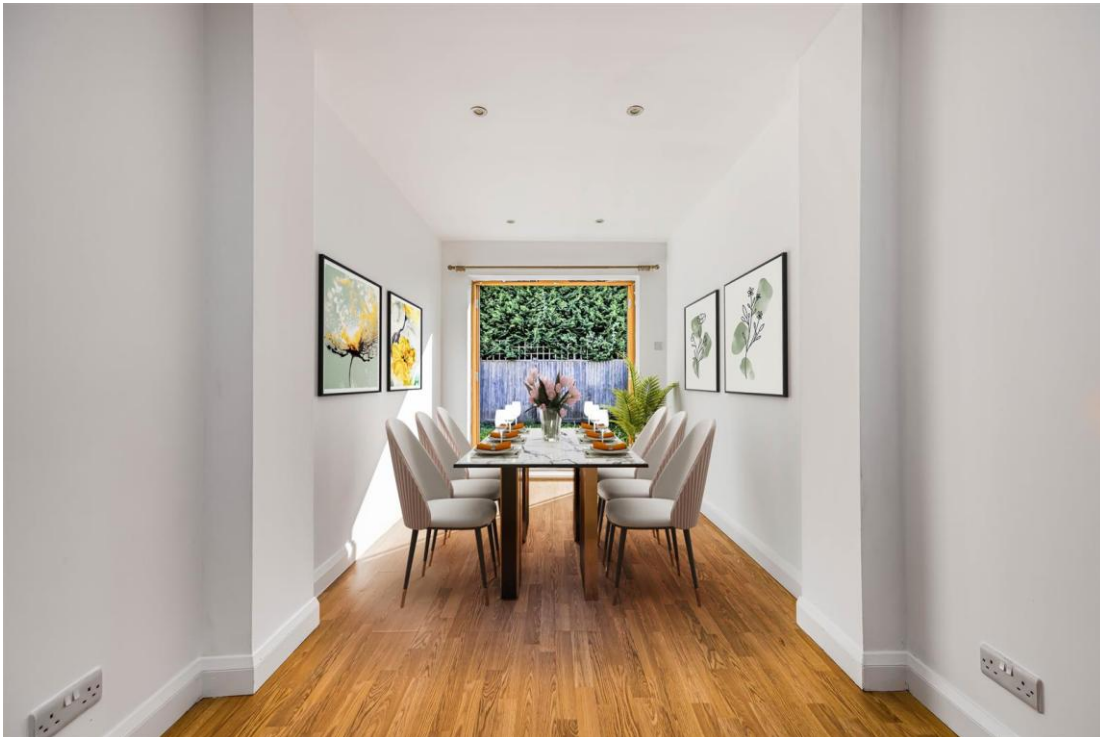






## AT A GLANCE

-  Sought After Location
-  Semi-Detached Family Home
-  Off Road Parking
-  Three Bedrooms
-  Modern Bathroom
-  Modern Kitchen
-  Open Plan Dining Area
-  Living Room With Log Burner
-  Enclosed Private Garden
-  No Forward chain & Vacant Possession





## ABOUT THE PROPERTY

Charming 3-Bed Semi-Detached Home in Hermitage  
| Bay-Fronted Living with Log Burner | Modern Open-  
Plan Kitchen/Dining | Driveway Parking & Garden |  
Short Walk to Historic Emsworth & Seafront |  
Excellent Transport Links to Portsmouth, Chichester  
& London | Vacant & Chain-Free







## ABOUT THE PROPERTY

Guide Price £400,000 - £425,000

We are delighted to present this charming semi-detached family home, ideally located in Hermitage on the border of the sought-after waterside town of Emsworth. Combining traditional character with modern living, this property offers well-balanced accommodation across two floors, perfectly suited for family life.

The ground floor features a welcoming living room with a large bay window, a cosy log burner, and stylish laminate flooring, creating a comfortable space to relax and unwind. To the rear, the contemporary open-plan kitchen is beautifully fitted with a full range of integrated appliances, including a dishwasher, ovens, hob with extractor hood, and washing machine point. The kitchen flows seamlessly into the spacious dining area, with patio doors opening directly onto the rear garden – ideal for family meals, entertaining, or bringing the outdoors in. A practical utility room and downstairs W.C. add further convenience.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom, offering versatility for families, professionals, or guests. The home is warmed by a modern combination boiler with radiator heating throughout, complemented by double glazing for year-round comfort.





## ABOUT THE PROPERTY

Externally, the property benefits from a gravel driveway providing off-road parking. A pathway leads to the front entrance and continues via a side gate to the rear garden. While the garden is modest in size due to the extension, the extended internal space offers the advantage of being usable in all seasons and weather conditions.

The location is another key highlight. A short stroll brings you to the main road leading into Emsworth, renowned for its welcoming community, historic charm, and excellent amenities including shops, cafés, pubs, and restaurants. For commuters, Emsworth train station offers regular services to Portsmouth, Chichester, and direct routes to London Victoria, making this home equally appealing to those working locally or further afield.

This property is offered vacant and chain-free, ready for its next owners to move in and create their perfect home.













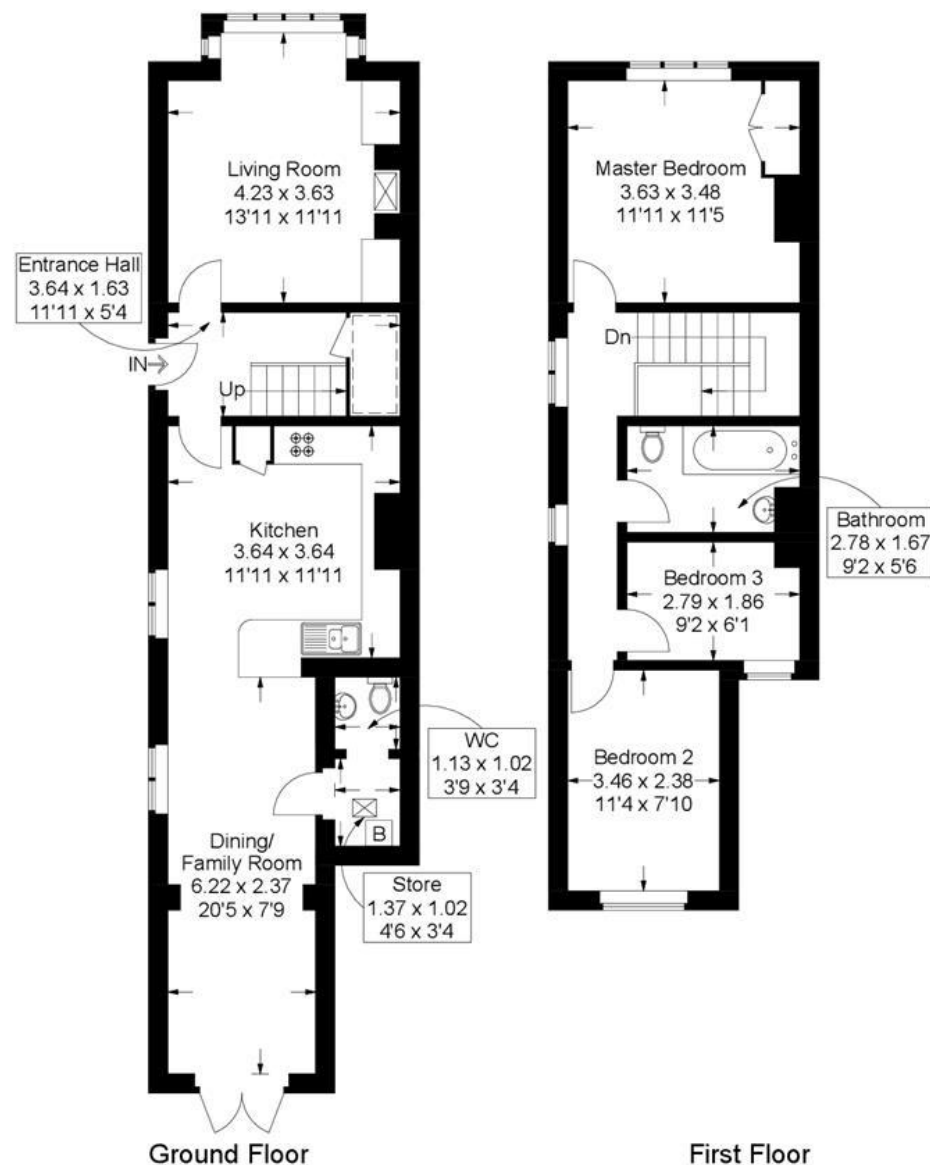
# Penny Lane, Southbourne

Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft

(Excluding Reduced Headroom / Eaves)

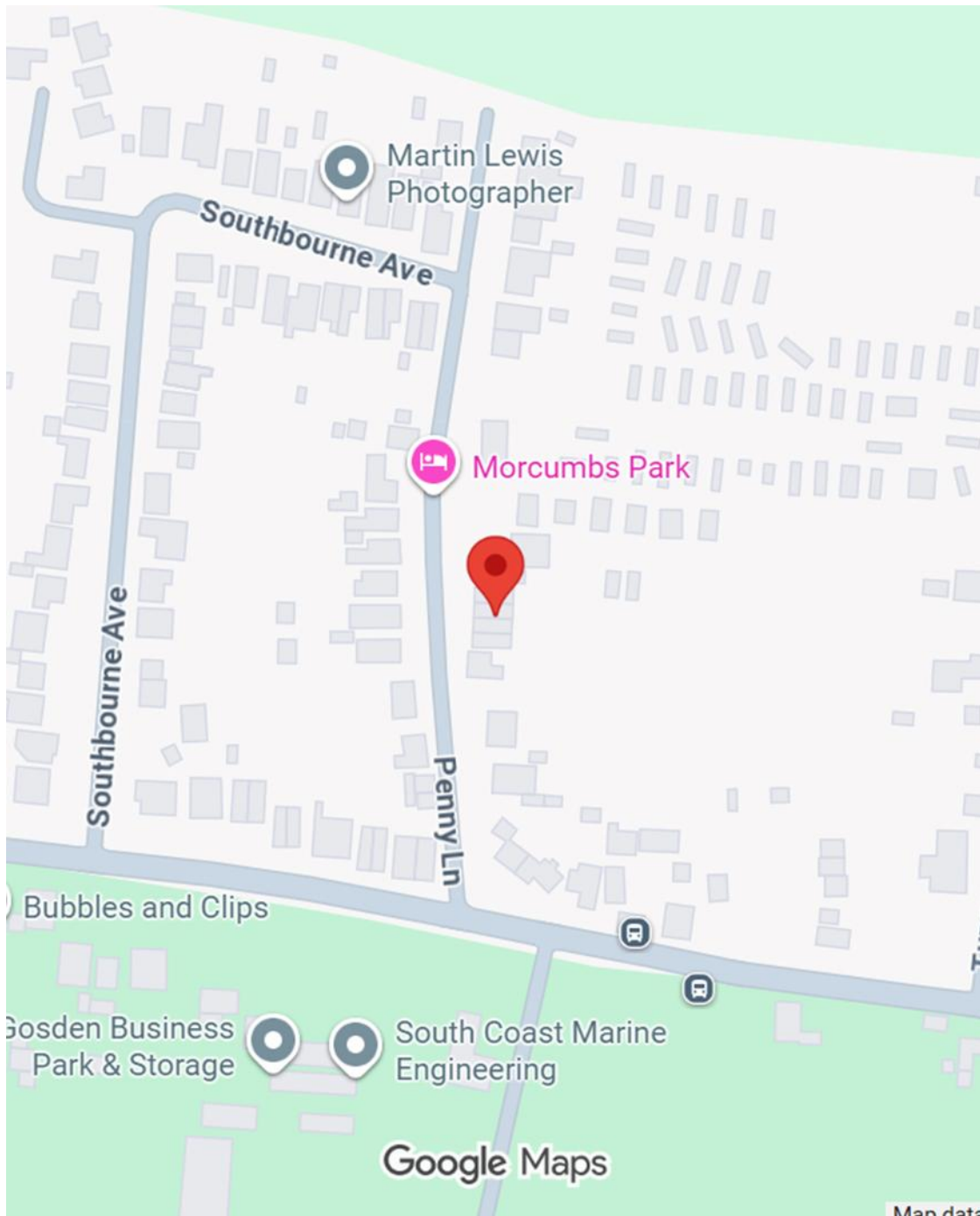
Reduced Headroom = 1.1 sq m / 12 sq ft

Total = 95.6 sq m / 1029 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 harbour 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 centre 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 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 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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