





This attractive home in Helston Drive, Emsworth offers well-balanced accommodation across two floors, combining practical modern living with a comfortable and welcoming layout with **THREE DOUBLE BEDROOMS**. With generous internal space and the added benefit of a garage, the house is arranged to suit both family life and those seeking flexibility in how they use each room.

- 3 DOUBLE BEDROOM
FAMILY HOME
- MODERN UPDATED
KITCHEN
- BRIGHT LIVING/DINING
ROOM
- USEFUL WC/UTILITY ROOM
- LARGE FIRST-FLOOR
LANDING
- CONTEMPORARY
BATHROOM
- GOOD-SIZED LOW-
MAINTENANCE GARDEN
- PRIVATE GARAGE
- FLEXIBLE LAYOUT
THROUGHOUT
- SOUGHT-AFTER
EMSWORTH LOCATION

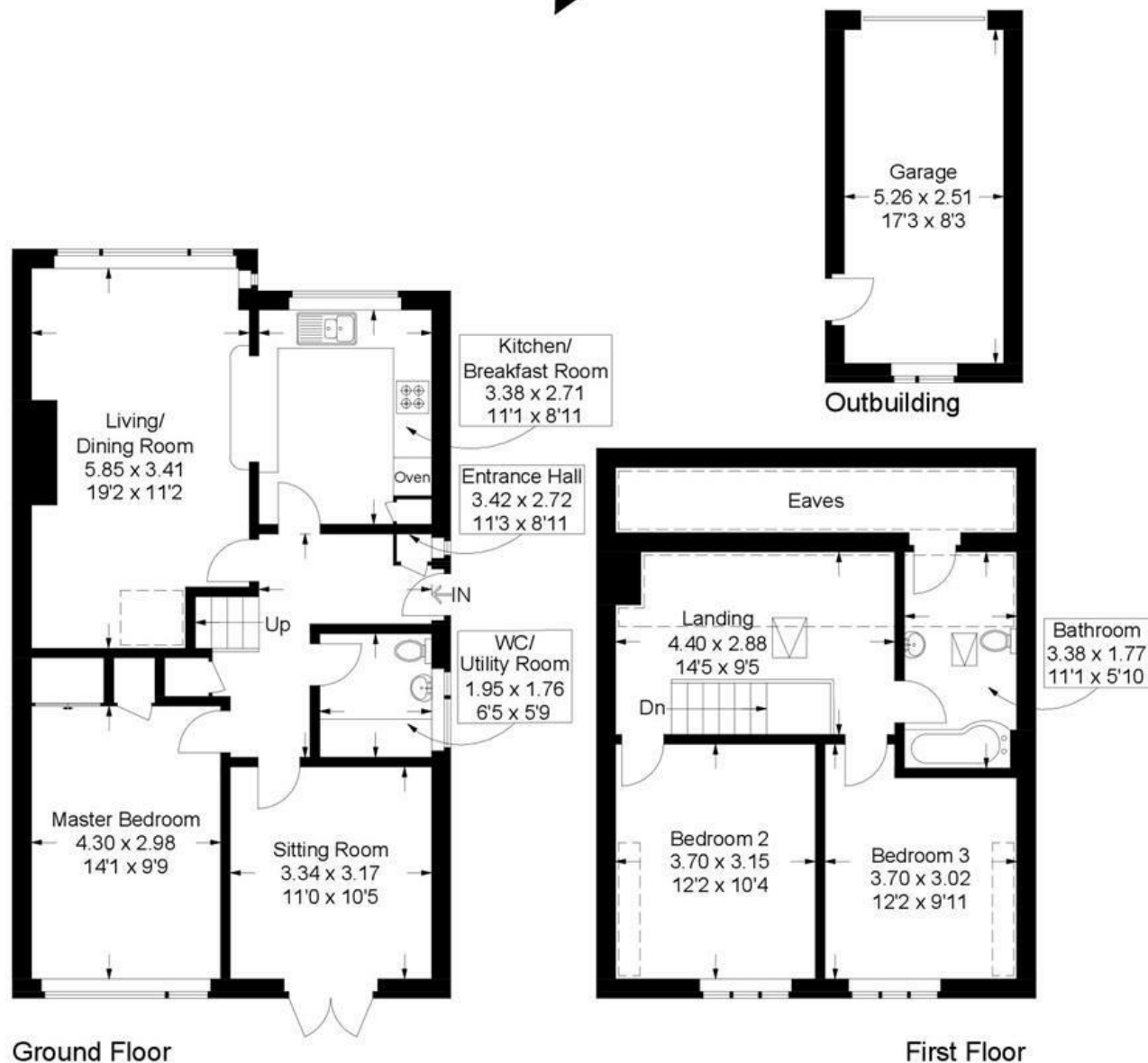


Helston Drive, Emsworth

Approximate Gross Internal Area = 119.9 sq m / 1291 sq ft

Outbuilding = 13.7 sq m / 147 sq ft

Total = 133.6 sq m / 1438 sq ft



= 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.