



**NEXA**  
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only much better.  
**For Sale**

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NEXA Properties are delighted to offer for sale this substantial three-bedroom semi-detached family home, understood to date from the 1930s. The property offers generous and well-balanced accommodation, retains a number of period features and benefits from a large garden, off-road parking and a self-contained ANNEXE converted from the former garage. The home is well suited to family living as well as multi-generational accommodation or a home working business.

- 1930's CHARACTER HOME
- THREE RECEPTION ROOMS
- SELF CONTAINED ANNEXE
- PERIOD FEATURES THROUGHOUT
- OFF ROAD PARKING
- LARGE ENCLOSED GARDEN
- EXCELLENT ROAD LINKS
- THREE BEDROOM SEMI
  - SPACIOUS FAMILY LAYOUT
  - GROUND FLOOR CLOAKROOM



# Selangor Avenue, Emsworth

Approximate Gross Internal Area = 125.2 sq m / 1348 sq ft

Annex = 25 sq m / 269 sq ft

Total = 150.2 sq m / 1617 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.