NEXA PROPERTIES

SOUTHLEIGH ROAD, EMSWORTH

GUIDE PRICE £425,000

A well-proportioned four-bedroom detached family home with driveway and garage offering approximately 1,437 sq ft of internal accommodation, with a flexible layout ideal for family living and entertaining. Benefitting from St James Primary school catchment.

The property opens into a spacious reception hall, providing access to the principal ground-floor rooms and staircase to the first floor. To the front sits a generous living room, well sized for everyday family use. To the rear, a separate dining room connects directly to a bright conservatory, creating an excellent space for entertaining and enjoying views of the garden.

The kitchen/breakfast room offers good workspace and room for informal dining, with convenient access to the hallway and garden area. A ground floor WC is located off the hall, and there is internal access to the integral garage, providing useful storage or potential for conversion (subject to permissions).

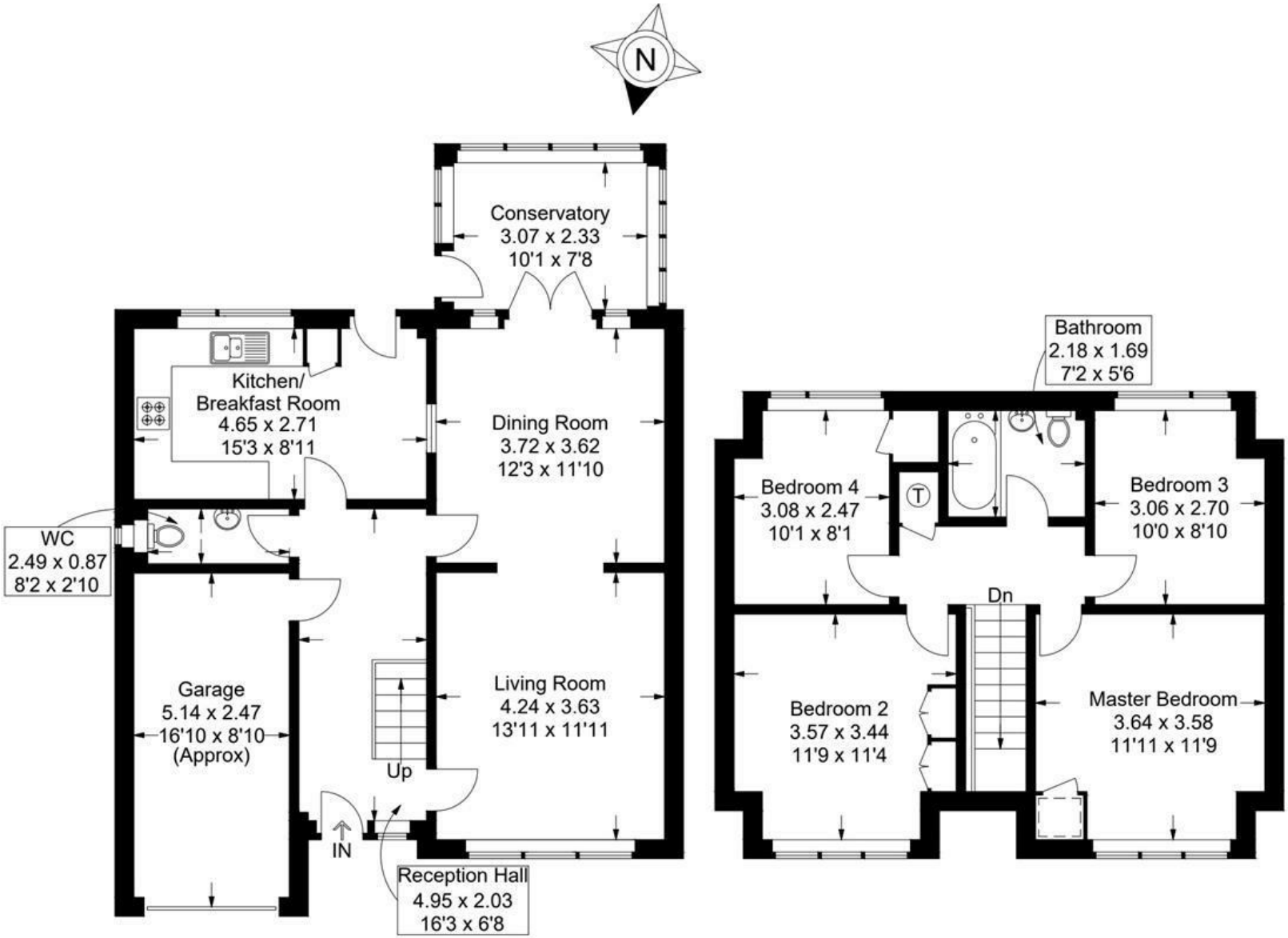
Upstairs, the first floor comprises four bedrooms arranged around a central landing. The principal bedroom is a comfortable double, while bedroom two is also well sized. Bedrooms three and four provide further flexible accommodation, ideal for children, guests, or a home office. A family bathroom serves all bedrooms.

Outside the property is mainly laid to lawn to the rear with a driveway and Vehicle access to the garage to the front.

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS 1,400+ SQ FT ACCOMMODATION
- ST JAMES PRIMARY SCHOOL CATCHMENT
- DOWNSTAIRS WC OFF HALLWAY
- GARAGE & DRIVEWAY
- GOOD SIZED KITCHEN BREAKFAST ROOM
- WELL PLANNED TWO STOREY HOME
- VERSATILE BEDROOM FOUR OR OFFICE
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- SEPARATE DINING ROOM FOR ENTERTAINING

Southliegh Road, Emsworth

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.4 sq m / 4 sq ft
Total = 133.5 sq m / 1437 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.