NEXA PROPERTIES

GRENFIELD COURT, EMSWORTH

OFFERS OVER £425,000

Tucked away in a quiet residential area of north of Emsworth, NEXA Properties brings to market this well-kept bungalow, complete with an annexe style outbuilding with facilities and garage.

Step through the front door into a welcoming entrance lobby, with access to a front-facing study and the main hallway. To the rear, the heart of the home is a bright open-plan sitting and dining area, featuring a fireplace and opening straight out onto the sunny, south-facing garden. The kitchen sits just off this space and is fitted with a range of wall and base units, a built-in oven, and room for additional appliances.

There are three bedrooms in total, including two doubles—one with built-in wardrobes—alongside a bathroom and a separate WC.

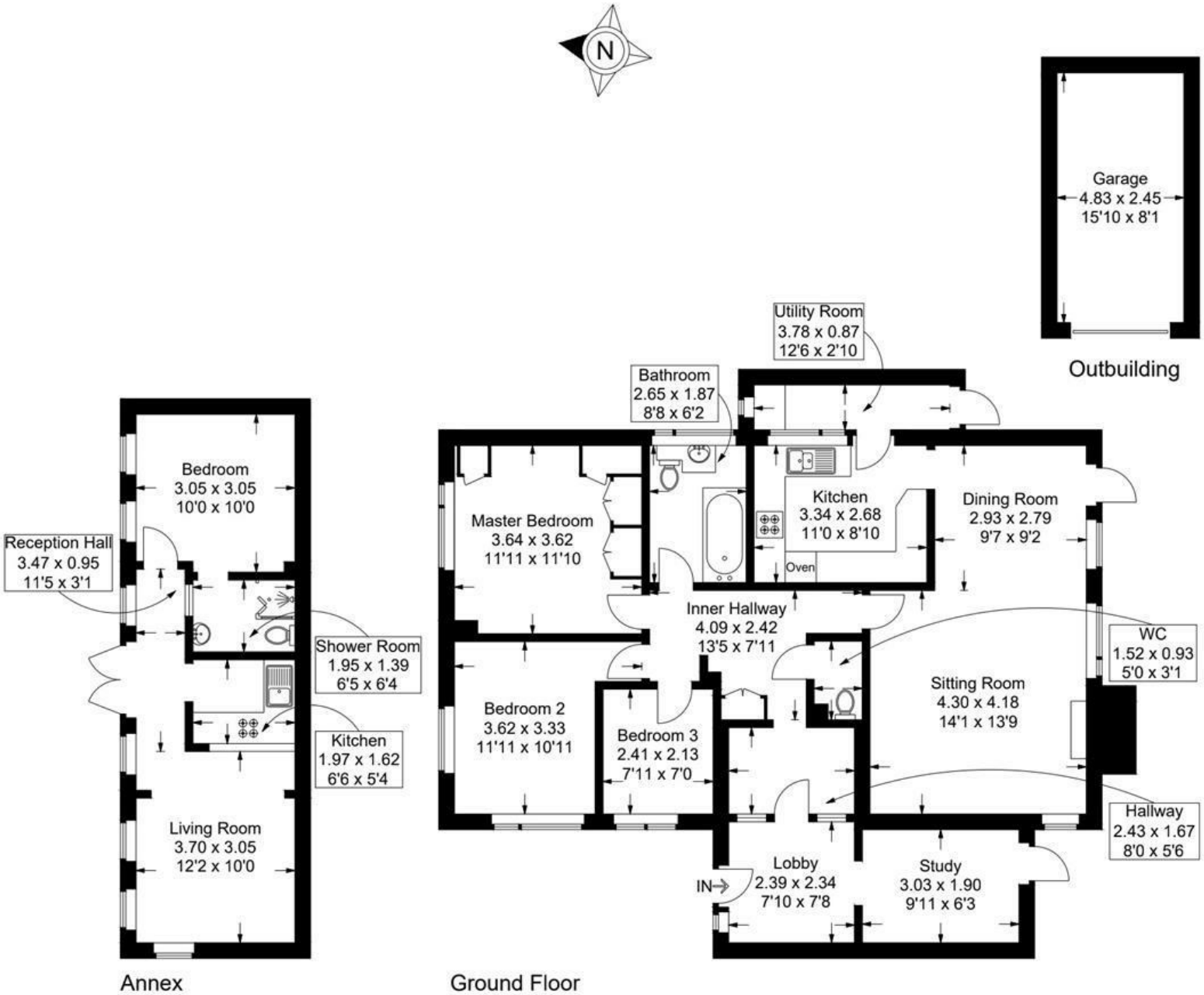
Outside, the front garden is shingled while the garage can be found in a nearby block. The rear garden enjoys a southerly aspect and is mainly laid to lawn, complemented by a generous decked seating area. At the far end, a fully equipped annexe style outbuilding with double glazing and heating providing flexible space, ideal for guests, working from home or additional living (subject to correct permissions). Set on a quiet road, with unrestricted parking - also potential for the shingle front garden to be turned into a driveway. (Subject to permission).

Emsworth's charming harbourside centre is just over a mile away, offering a great mix of independent shops, pubs, restaurants and sailing clubs. Set at the top of Chichester Harbour, the area is perfect for coastal walks, including routes to Langstone and around Thorney Island, part of which is an RSPB nature reserve. For a wider range of amenities, the historic city of Chichester lies around 8 miles to the east.

- QUIET NORTH EMSWORTH LOCATION
- WELL PRESENTED BUNGALOW
- GARDEN ANNEXE STYLE OUTBUILDING INCLUDED
- GARAGE
- OPEN PLAN LIVING SPACE
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- CUL-DE-SAC POSITION

Grenfield Court, Emsworth

Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 149.7 sq m / 1611 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.