





NO FORWARD CHAIN. Offering an exciting opportunity to create a fantastic family home, this three-bedroom property is situated in the popular residential area of Laurence Green, Emsworth. Requiring modernisation throughout, the property offers generous accommodation, a garage and excellent potential for buyers looking to renovate and add value.

The ground floor comprises a welcoming entrance lobby leading into a spacious open-plan living and dining room, providing an excellent footprint for modern family living.

The kitchen is positioned to the rear and adjoins a separate utility room, while the conservatory overlooks the garden and offers additional reception space with scope for improvement.

Upstairs, there are three well-proportioned bedrooms served by a shower room. The layout lends itself to reconfiguration or updating to suit a purchaser's individual requirements, subject to any necessary consents.

Outside, the property benefits from a private rear garden, a detached garage and further potential to enhance the outside space. Conveniently located within easy reach of Emsworth town centre, local schools, transport links and the picturesque harbour, this is an ideal project for developers, investors or buyers seeking to create a home tailored to their own taste.



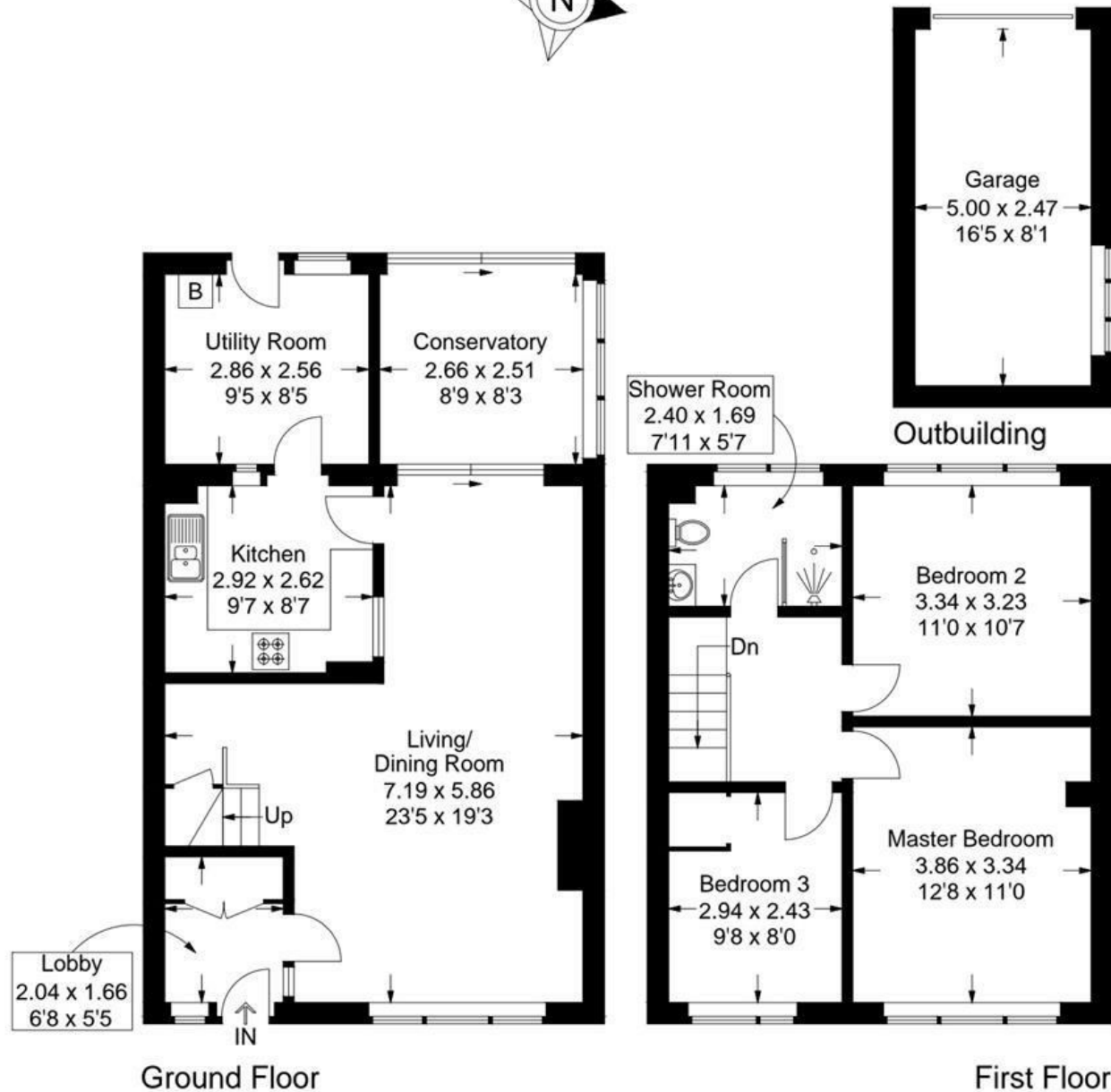
- NO FORWARD CHAIN
 - RENOVATION OPPORTUNITY
- THREE BEDROOMS
- DETACHED GARAGE
- PRIVATE REAR GARDEN
- POPULAR LOCATION
 - WALK TO LOCAL AMENITIES
- SPACIOUS LIVING AREA
 - CONSERVATORY
 - SEPARATE UTILITY ROOM

Laurence Green, Emsworth

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft

Outbuilding = 12.7 sq m / 136 sq ft

Total = 116 sq m / 1248 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.