

NEXA PROPERTIES

CLOVELLY ROAD, EMSWORTH

PRICE GUIDE £500,000









SOUTHWEST EMSWORTH – DETACHED BUNGALOW – NO FORWARD CHAIN

PRICE GUIDE £500,000 - £550,000 Occupying a highly sought-after position in Southwest Emsworth, just a short walk from the harbour foreshore and Emsworth Mill Pond, this detached bungalow offers an excellent opportunity for a purchaser looking to modernise and create a home to their own specification. Offering approximately 942 sq ft of internal accommodation, together with a substantial 210 sq ft garage/workshop, the property provides versatile living space and is offered for sale with no forward chain.

Internally, the accommodation is centred around an impressive 19'6 x 13'2 living room, complemented by a generous 18'3 kitchen/breakfast room with adjoining pantry. A spacious reception hall provides access through the property, while the flexible layout offers two or three bedrooms, with the third bedroom currently equally well suited as a separate dining room or additional reception space. There is also a family bathroom. While the bungalow would now benefit from modernisation, its generous proportions and adaptable arrangement provide considerable scope to create a superb home.

The principal bedroom is an excellent size at approximately 13'2 x 13'0, with a further double bedroom and the versatile third bedroom/dining room completing the sleeping accommodation. Externally, the property benefits from gardens to both the front and rear, with the front predominantly laid to lawn and complemented by established shrub borders. A driveway provides off-road parking and leads to the particularly useful 25'2 garage/workshop, ideal for secure parking, storage or hobby use.

Clovelly Road is superbly positioned south of the A259, within easy walking distance of Emsworth's picturesque harbour foreshore, Mill Pond and sailing clubs. Emsworth Square is also readily accessible and offers an excellent selection of independent shops, cafés and everyday amenities.



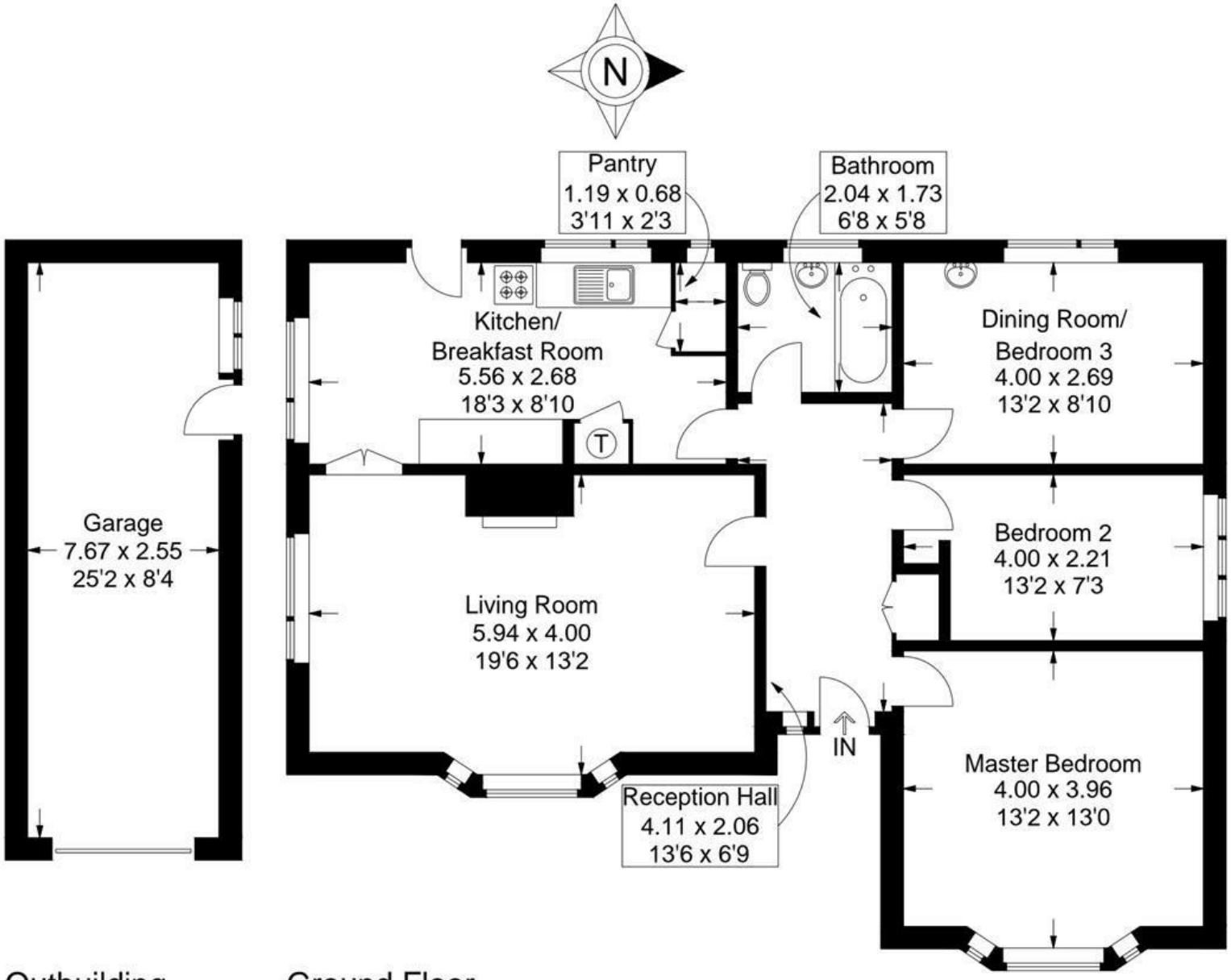




- NO FORWARD CHAIN
- DETACHED BUNGALOW
- SOUTHWEST EMSWORTH
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- LARGE GARAGE/WORKSHOP
- WALK TO HARBOUR
- MODERNISATION OPPORTUNITY
- KITCHEN/BREAKFAST ROOM
- SOUGHT-AFTER LOCATION

Clovelly Road, Emsworth

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
Outbuilding = 19.5 sq m / 210 sq ft
Total = 107 sq m / 1152 sq ft



Outbuilding Ground Floor

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.