





Situated on New Brighton Road in Emsworth, this substantial detached bungalow offers particularly spacious and versatile accommodation, complemented by an impressive detached double garage. Extending to approximately 1,186 sq ft internally, with the garage providing a further 308 sq ft, the property offers an excellent arrangement of reception and bedroom space, ideal for those seeking generous single-storey living within easy reach of Emsworth and its many amenities. The property benefits from gas fired central heating.

The accommodation is approached through an unusually generous reception hall, which provides access throughout the bungalow. The impressive 21'1 living room offers an excellent main reception space, while an additional snug provides valuable versatility as a second sitting room, study or occasional guest space. The kitchen/breakfast room provides ample room for informal dining and is complemented by a separate utility room. There is also a dedicated dining room, with French doors providing access outside.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. Bedroom Two is positioned conveniently alongside the main family bathroom. The layout provides excellent separation between the living and sleeping accommodation and offers considerable flexibility for buyers looking to create a home suited to their individual requirements.

Externally, a particular feature is the substantial detached double garage, measuring approximately 17'4 x 17'4, providing excellent parking, storage or workshop potential. The property is ideally positioned for enjoying everything Emsworth has to offer, with its picturesque harbour, Mill Pond, independent shops, cafés and restaurants. Excellent road and rail connections provide convenient access towards Chichester, Havant and Portsmouth, while the surrounding coastline and countryside offer numerous opportunities for walking, sailing and outdoor pursuits.

- DETACHED BUNGALOW
- DETACHED DOUBLE GARAGE
- TWO DOUBLE BEDROOMS
- SEPARATE DINING ROOM
 - VERSATILE ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- IMPRESSIVE 21' LIVING ROOM
- PRINCIPAL BEDROOM EN-SUITE
 - SOUGHT-AFTER EMSWORTH
 - EXCELLENT LOCAL AMENITIES

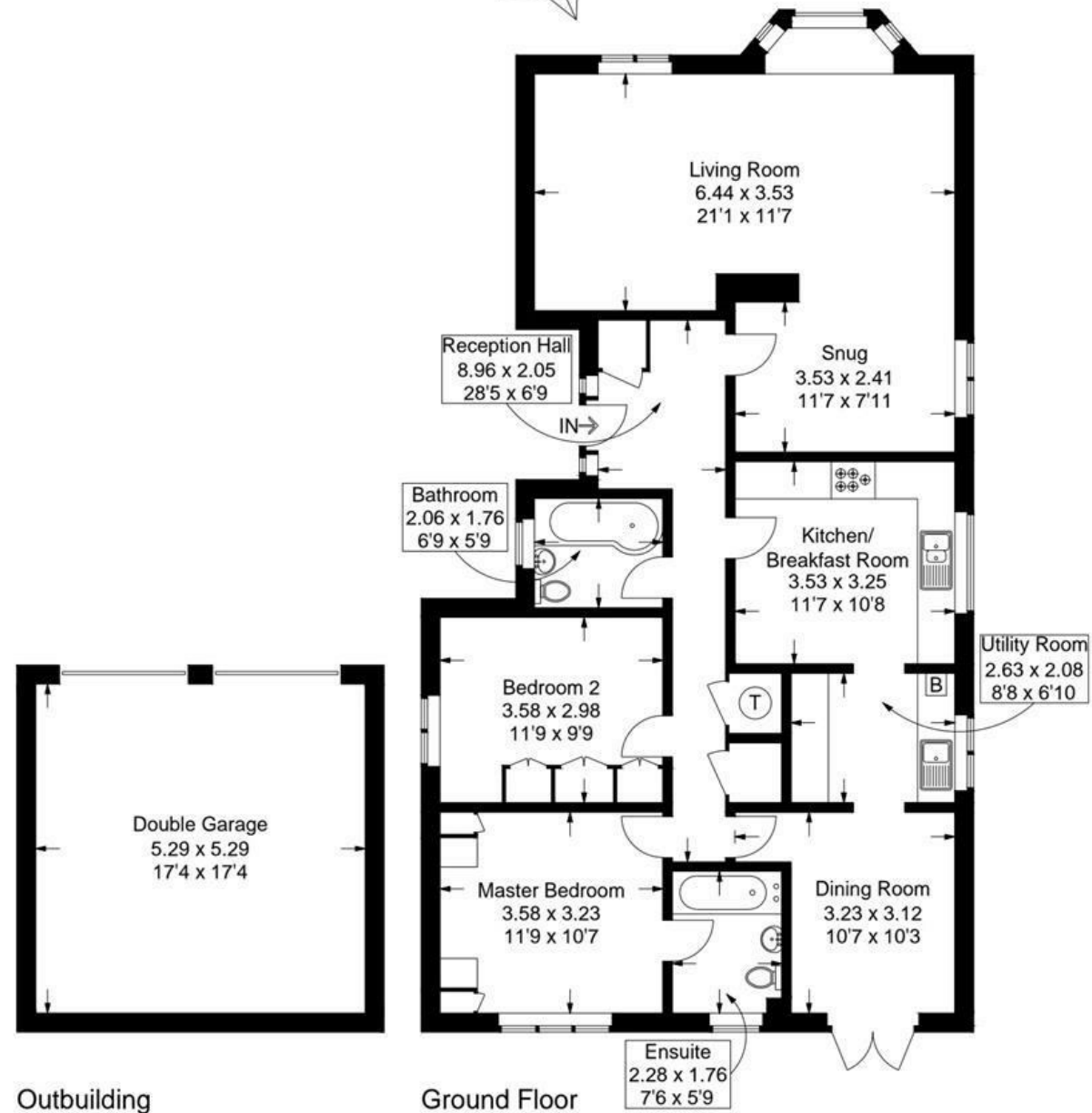


New Brighton Road, Emsworth

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft

Outbuilding = 28.6 sq m / 308 sq ft

Total = 138.8 sq m / 1494 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.