

NEXA PROPERTIES

ST. ANNES CLOSE, EMSWORTH

ASKING PRICE £900,000









Situated within an exclusive gated development by Dowling Builders, this impressive detached home was constructed in 2023 and offers beautifully designed, high-specification accommodation extending to approximately 1,408 sq ft internally. Tucked away in a private setting yet just a few minutes' walk from the centre & waterfront of Emsworth, the property combines modern living with an excellent coastal location. The remainder of the 10-year NHBC warranty provides additional peace of mind.

A welcoming reception hall leads through to the standout feature of the home – a superb 27'1 x 19'4 open-plan kitchen, dining and living room. This fantastic space has been designed with both everyday living and entertaining in mind, with a contemporary fitted kitchen, central island, integrated appliances and bi-folding doors opening directly onto the garden. A separate utility room provides additional practicality and also benefits from direct access outside.

There are three well-proportioned bedrooms, including an impressive principal bedroom measuring 15'11 x 14'0, complete with its own ensuite shower room and separate dressing room. Bedroom two is another generous double while the third bedroom offers excellent flexibility as a bedroom, home office or additional reception space. A stylish family bathroom completes the accommodation.

Outside, the property enjoys a private landscaped garden providing an attractive setting for outdoor dining and entertaining. A detached summer house offers approximately 114 sq ft of additional space and is ideal for relaxing, working from home or enjoying the garden throughout the year. Private parking is also provided. St Anne's Close is superbly positioned for enjoying everything Emsworth has to offer, with its independent shops, cafés, restaurants, railway station, picturesque harbour and waterfront all within easy walking distance. The convenient coastal bus service (700) which links Portsmouth and Chichester has a stop immediately outside.



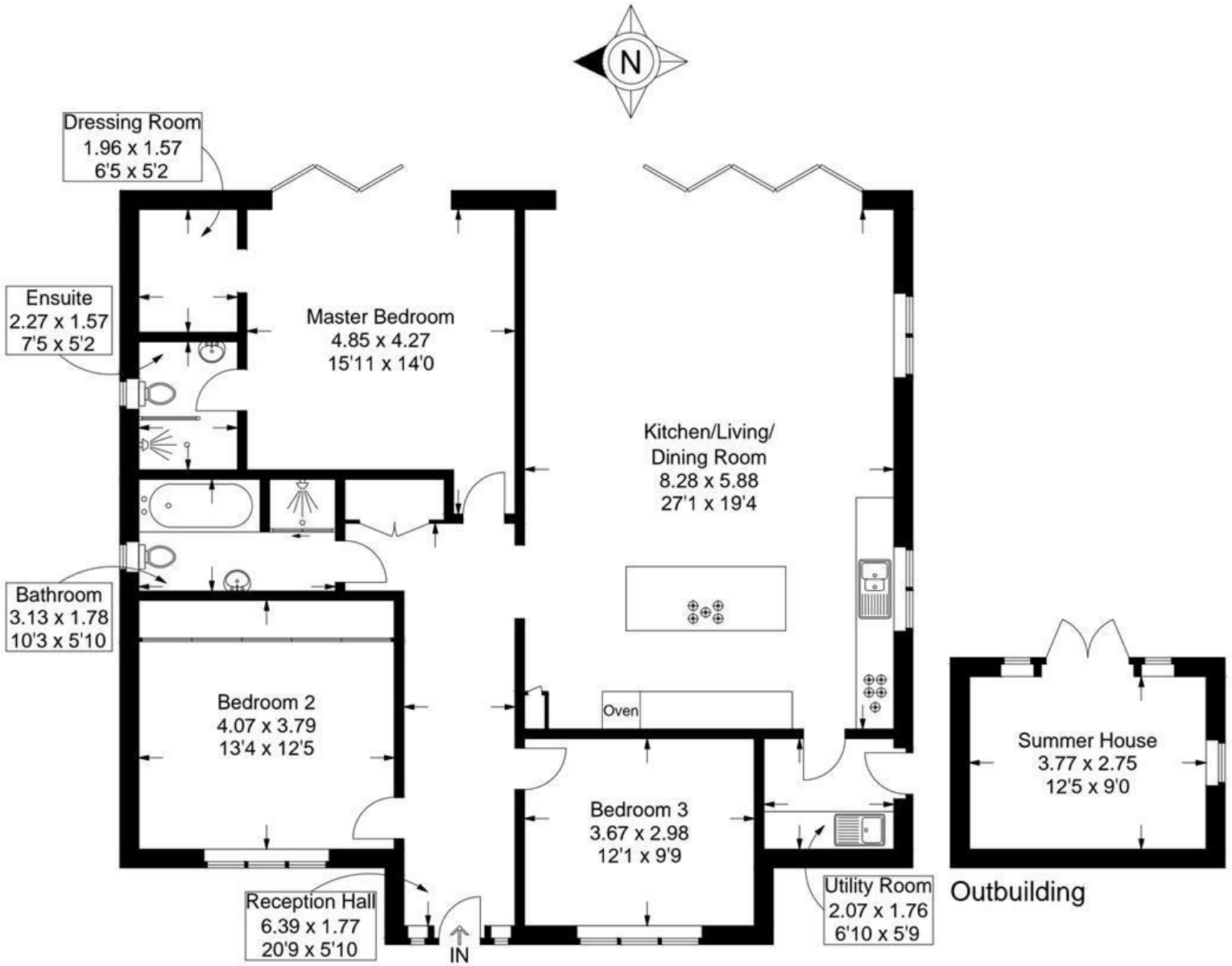




- DETACHED THREE-BEDROOM HOME
- BUILT IN 2023
- EXCLUSIVE GATED DEVELOPMENT
- APPROXIMATELY 1,408 SQ FT
- HIGH SPECIFICATION THROUGHOUT
- REMAINING NHBC WARRANTY
- PRINCIPAL BEDROOM WITH BI-FOLD DOORS AND SUITE
- SEPARATE DRESSING ROOM
- DOWLING BUILDERS DEVELOPMENT
- WALK TO EMSWORTH HARBOUR & TOWN CENTER

Cormorant, St Anne's Close, Emsworth

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
Outbuilding = 10.6 sq m / 114 sq ft
Total = 141.4 sq m / 1522 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.