





An impressive and substantial four-bedroom detached period home, occupying a generous plot in New Brighton Road and offering approximately 2,138 sq ft of internal accommodation, together with a further 384 sq ft of garaging and workshop space. The property combines attractive period character with superb proportions and a large west facing plot. The property is within easy reach of Emsworth town centre, the harbour and local transport links.

The ground floor provides an excellent range of reception and living spaces. A welcoming reception hall leads through to a generous 15'4 x 14'8 sitting room while a separate 12'6 x 12'1 study provides an ideal home office or additional reception room. The dining/family room sits at the heart of the house and connects with the kitchen/breakfast room, garden room and a particularly impressive 21'9 long orangery, creating plenty of space for both everyday family life and entertaining. A utility room, cloakroom and separate WC complete the ground-floor accommodation.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom measures approximately 15'4x14'3, with the second bedroom also being a generous double at approximately 13'4 x 12'3. Two further bedrooms provide excellent flexibility for children, guests or additional working space. The first floor is served by two bathrooms, making the layout particularly practical for a larger family.

Outside is where the property really comes into its own, with a substantial mature rear garden offering an impressive degree of space and privacy, complemented by established trees, shrubs and planted borders. To the front and side is a generous driveway providing off-road parking for multiple vehicles, leading through to an excellent detached 21'8 garage with an adjoining 12'3 workshop. New Brighton Road is well positioned for everything Emsworth has to offer, including its independent shops, cafés and restaurants.



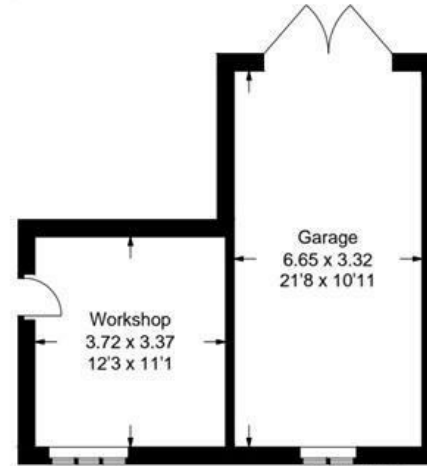
- FOUR BEDROOM
DETACHED HOME
- PERIOD CHARACTER HOME
- GENEROUS DRIVEWAY
PARKING
- KITCHEN/BREAKFAST
ROOM
- TWO FIRST FLOOR
BATHROOMS
- LARGE DETACHED GARAGE
- SEPARATE WORKSHOP
- CLOSE TO EMSWORTH
TOWN CENTER
- MULTIPLE RECEPTION
ROOMS
- SUBSTANTIAL MATURE
WEST FACING GARDEN

New Brighton Road, Emsworth

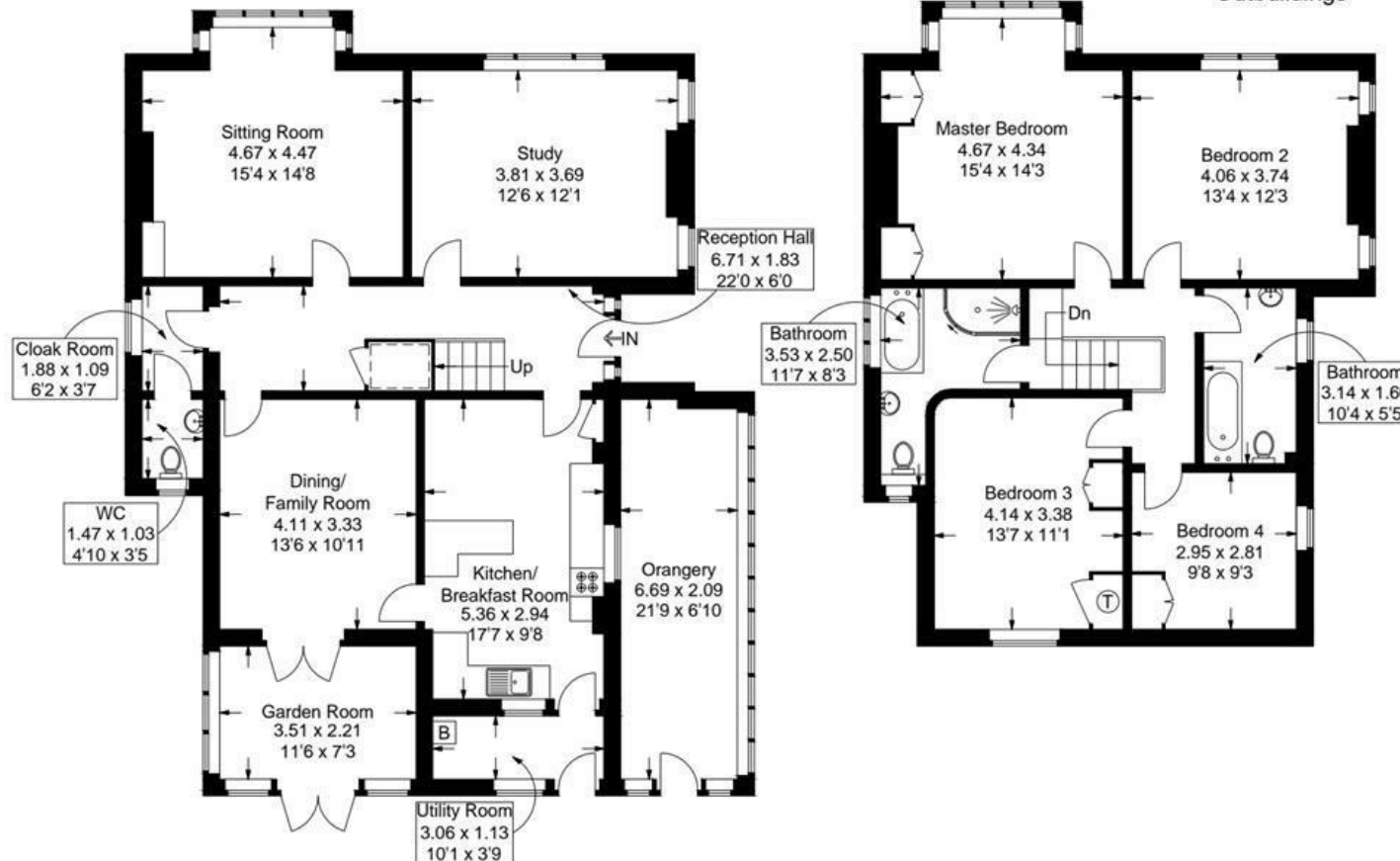
Approximate Gross Internal Area = 198.7 sq m / 2138 sq ft

Outbuildings = 35.7 sq m / 384 sq ft

Total = 234.4 sq m / 2522 sq ft



Outbuildings



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

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.