





NEXA Properties are delighted to offer this extended family home in Spencer Road, Emsworth, providing approximately 1,146 sq ft of versatile accommodation. The property has been extended over the years to create a particularly spacious ground floor and whilst perfectly liveable in its current condition, offers an excellent opportunity for a new owner to update and personalise to their own taste.

The ground floor features a generous reception hall, WC and a superb 17'9 living room with doors opening onto the garden. The extended accommodation continues with a separate dining room, fitted kitchen and an additional study/fourth bedroom, making the layout ideal for families, home working or those requiring flexible ground-floor space. Useful storage and pantry areas complete the ground floor.

Upstairs are three bedrooms, including a well-proportioned principal bedroom measuring approximately 13'8 x 10'11, alongside two further bedrooms and a family bathroom.

Spencer Road is conveniently positioned for Emsworth town centre, with its independent shops, cafés, restaurants and picturesque harbour close by. Emsworth railway station, local schools and excellent road links are also within easy reach, making this a well-positioned home with plenty of potential.

- EXTENDED FAMILY HOME
- THREE/FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- GROUND FLOOR WC
- FLEXIBLE ACCOMMODATION



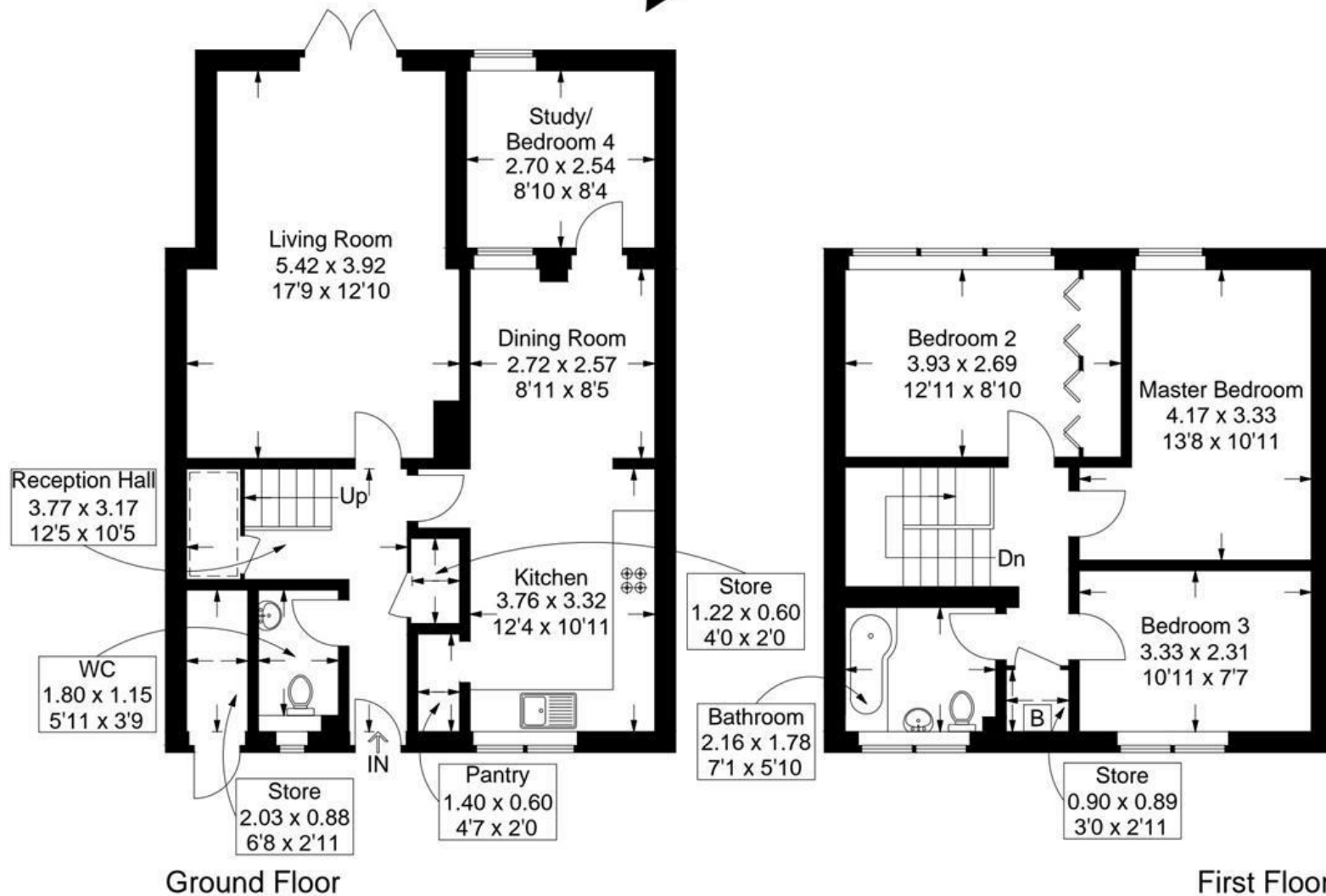
Spencer Road, Emsworth

Approximate Gross Internal Area = 106.4 sq m / 1146 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1 sq m / 10 sq ft

Total = 107.4 sq m / 1156 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.