

NEXA PROPERTIES

WOOLMER STREET, EMSWORTH

OFFERS OVER £300,000









NEXA Properties is delighted to introduce this spacious and well-proportioned three-bedroom home, ideally positioned on Woolmer Street in the heart of Emsworth. Offering approximately 1,154 sq. ft. of internal accommodation, the property boasts a superb 21'6" kitchen/dining room, a separate living room, three bedrooms and a versatile additional reception space. With an attractive layout, generous living accommodation and a fantastic location within easy reach of Emsworth town centre, this property makes an ideal family home. The Property further benefits from a stones throw away from Hollybank woods and a newly built childrens park on the green, which is overlooked from the property's living room.

The ground floor welcomes you through an entrance hall with a convenient downstairs WC, leading into a spacious living room featuring a front-facing bay window. To the rear, the impressive 21'6" kitchen/dining room provides a fantastic space for everyday family living and entertaining, with ample room for dining furniture and direct access to the outside. An additional reception area measuring 10'1" x 9'3" offers excellent versatility, whether utilised as a snug, home office or playroom. An inner hallway and useful storage complete the ground floor accommodation.

Upstairs, the property offers three bedrooms, including a generous principal bedroom measuring 13'8" x 10'3", a second bedroom and a well-proportioned third bedroom. All three bedrooms are served by the family bathroom, with the layout offering practical accommodation for growing families or those requiring space to work from home.



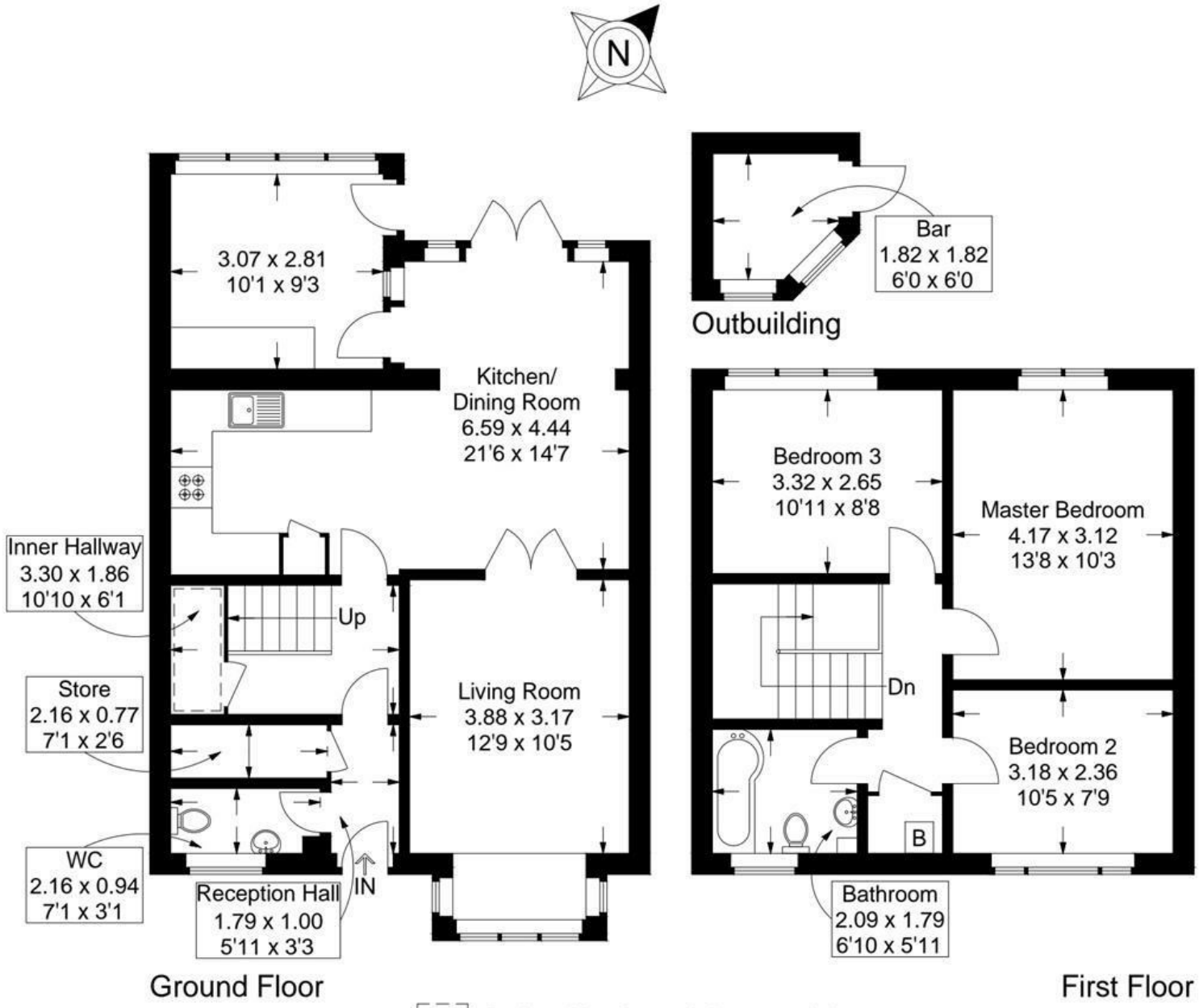




- THREE BEDROOM FAMILY HOME
- APPROXIMATELY 1,154 SQ. FT
- SPACIOUS KITCHEN/DINING ROOM
- GENEROUS PRINCIPAL BEDROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- USEFUL BUILT-IN STORAGE
- REAR GARDEN WITH BAR
- SEPARATE LIVING ROOM
- CLOSE TO EMSWORTH STATION
- NEARBY HARBOUR AND COASTLINE

Woolmer Street, Emsworth

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft
Outbuilding = 3.2 sq m / 34 sq ft
Total = 110.4 sq m / 1187 sq ft



=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.