

NEXA PROPERTIES

BLANDINGS WAY, EMSWORTH

PRICE GUIDE £350,000









PRICE GUIDE £350,000 - £375,000 NEXA Properties are delighted to present this beautifully maintained three-bedroom family home, positioned within a popular modern development in Emsworth. Offering well-balanced accommodation, two allocated parking spaces and a westerly facing rear garden, the property also enjoys a pleasant outlook across green space to the front. Emsworth town centre, the harbour foreshore and excellent transport links are all within easy reach.

The welcoming entrance hallway leads into a spacious living room, providing a comfortable setting for everyday family life. An inner hallway offers useful storage and access to a convenient downstairs cloakroom. Across the rear of the home, the contemporary kitchen/dining room features stylish gloss units, generous worktop space and integrated appliances including an oven, hob, fridge/freezer and dishwasher. French doors open directly onto the garden, ideal for entertaining and summer dining.

Upstairs are three well-proportioned bedrooms, including two doubles with fitted wardrobes. The principal bedroom benefits from its own ensuite shower room, whilst a modern family bathroom serves the remaining bedrooms and includes a bath with overhead shower. The third bedroom offers flexibility as a child's room, nursery or home office, and fitted window shutters provide an attractive finishing touch.

Outside, the westerly facing rear garden is mainly laid to lawn with a paved patio, further seating area and a useful detached storage outbuilding. Gated side access adds convenience, whilst two allocated parking spaces are positioned to the front. Blandings Way is ideally placed for Emsworth's independent shops, cafés, restaurants and picturesque harbour walks. Nearby Havant offers further amenities and railway connections, with the A27 and A3(M) providing convenient routes along the South Coast and beyond.



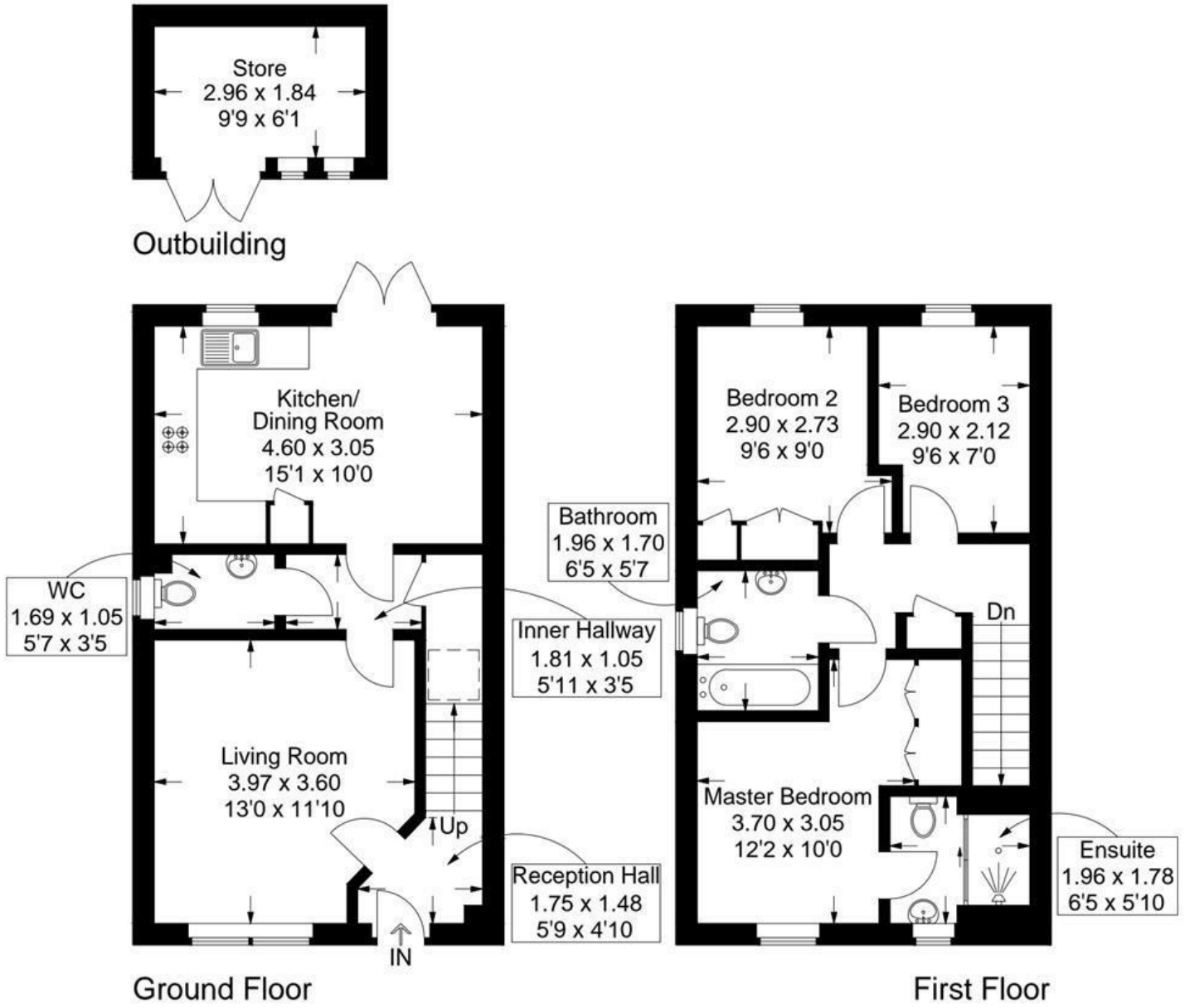




- THREE BEDROOM FAMILY HOME
- WESTERLY FACING REAR GARDEN
- POPULAR MODERN DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- PRINCIPAL BEDROOM WITH ENSUITE
- CONVENIENT DOWNSTAIRS CLOAKROOM
- TWO FITTED BEDROOM WARDROBES
- USEFUL DETACHED GARDEN STORE
- CLOSE TO EMSWORTH FORESHORE
- EXCELLENT LOCAL TRANSPORT LINKS

Blandings Way, Emsworth

Approximate Gross Internal Area = 77.9 sq m / 839 sq ft
Outbuilding = 5.7 sq m / 62 sq ft
Total = 83.6 sq m / 901 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.