

NEXA PROPERTIES

ALLENDALE AVE, EMSWORTH

OFFERS OVER £300,000









NEXA Properties are delighted to present this well-appointed three-bedroom family home, ideally situated to the north of Emsworth town centre and within easy walking distance of St James' Primary School. The property offers convenient on-street parking to the front and enjoys a private west-facing rear garden.

The accommodation begins with an enclosed entrance porch leading through to a welcoming hallway, complete with stairs rising to the first floor and useful understairs storage. Positioned at the front of the property, the sitting room features an attractive chimney breast with recessed shelving to either side, creating a cosy and characterful living space.

To the rear, the spacious open-plan kitchen/dining room is fitted with a range of cream wall and base units, incorporating a built-in oven, hob and dishwasher, alongside space for freestanding appliances. A breakfast bar provides informal seating, while the dining area flows seamlessly into the garden room via sliding patio doors. French doors then open directly onto the rear garden, making the space ideal for entertaining and family living.

Upstairs, there are three bedrooms, all benefiting from built-in wardrobes, and a family bathroom fitted with a white suite and shower over the bath.

Outside, the rear garden is mainly laid to lawn and features a raised decked seating area with pergola and sunshade to the rear of the house, along with a bark-chip play area at the end of the garden. A practical brick-built outbuilding, divided into three separate storage sections, provides excellent additional storage space.

- THREE BEDROOM
- OPEN PLAN KITCHEN/DINER
- SEPERATE LOUNGE
- WEST FACING GARDEN
- EMSWORTH LOCATION
- WALKING DISTANCE TO ST JAMES PRIMARY SCHOOL

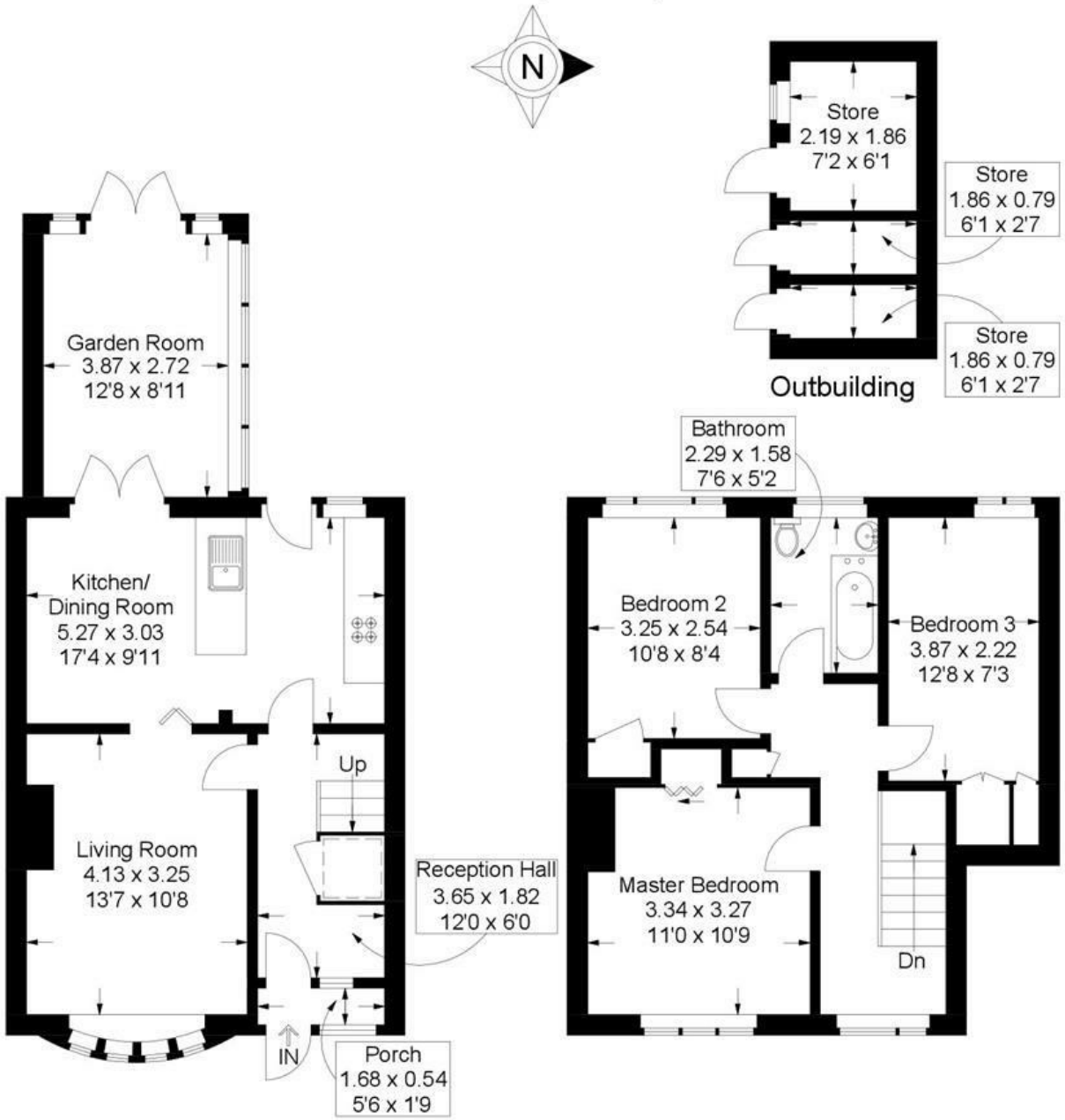






Allendale Avenue, Emsworth

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft
Outbuilding = 8 sq m / 86 sq ft
Total = 104.4 sq m / 1124 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.