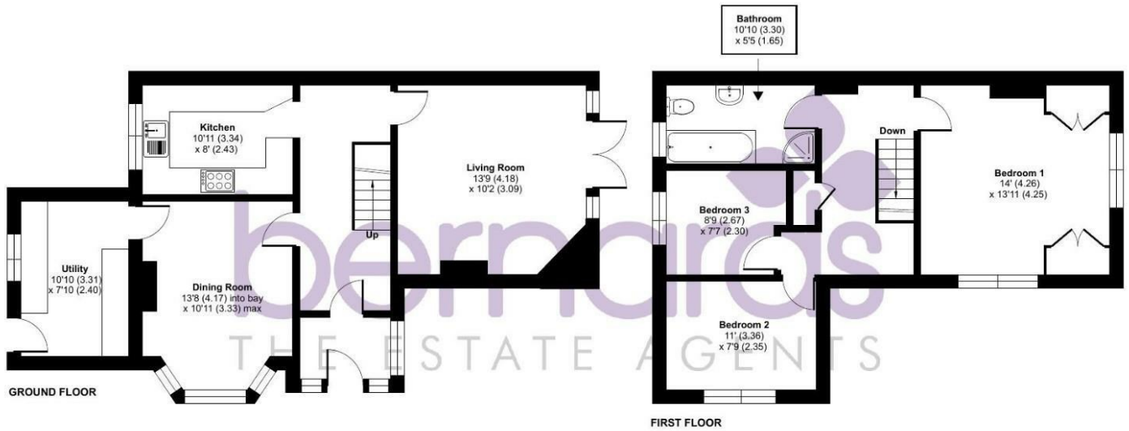
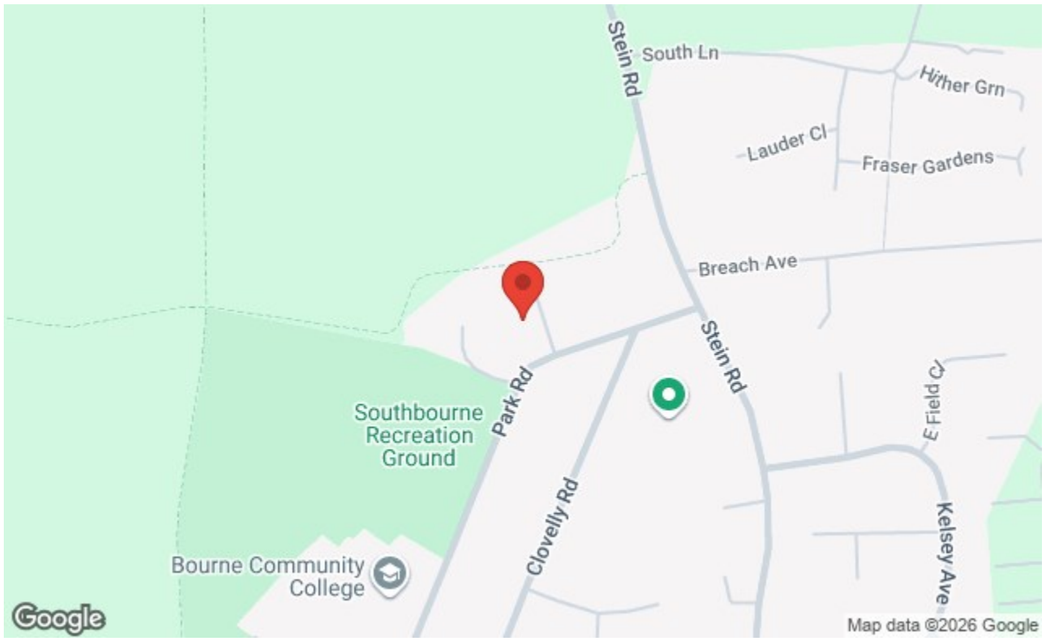
Haslemere Road, Emsworth, PO10

Approximate Area = 1207 sq ft / 112.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1528816



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3 | 1 | 2

HIGHLIGHTS

- THREE BEDROOMS
- END TERRACE HOME
- DRIVEWAY
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- SEPARATE UTILITY ROOM
- FAMILY BATHROOM
- POPULAR RESIDENTIAL LOCATION
- NEARBY HARBOUR AND COASTAL WALKS
- CALL TO VIEW

Situated in a popular residential area of Emsworth, this end-of-terrace home offers generous and versatile accommodation throughout, making it an excellent choice for families, first-time buyers or anyone looking for a home with room to grow. A particular benefit is the driveway to the front, providing ample off-road parking, while inside the property offers a well-balanced layout with separate reception rooms and three bedrooms.

The ground floor begins with a welcoming entrance leading through to the main living accommodation. The living room is a good-sized space, ideal for relaxing at the end of the day, while the separate dining room features a charming bay window which creates a natural focal point and provides an ideal setting for family meals or entertaining friends. The kitchen is complemented by a separate utility room which provides valuable additional space for day-to-day life.

Upstairs, the landing leads to three bedrooms, offering flexibility for a growing family, visiting guests or those needing a dedicated home office. The principal bedroom is particularly well proportioned, while the remaining bedrooms provide useful additional accommodation. A family bathroom completes the first floor.

The property's end-of-terrace position, practical room arrangement and ample driveway parking all add to its appeal. The separate dining room and utility space are particularly useful features, giving the home a more versatile feel and allowing the living areas to be enjoyed without compromising on everyday functionality.

Haslemere Road is well placed for making the most of Emsworth, a sought-after harbour town known for its attractive waterfront, independent shops, cafés and traditional pubs. Everyday amenities and local schooling are available nearby, while transport connections provide access to neighbouring towns and the wider area, making the location appealing to both commuters and those looking to enjoy a more relaxed coastal lifestyle.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN
10'11" x 7'11" (3.34 x 2.43)

UTILITY
10'10" x 7'10" (3.31 x 2.40)

DINING ROOM
13'8" x 10'11" (4.17 x 3.33)

LIVING ROOM
13'8" x 10'1" (4.18 x 3.09)

BEDROOM 1
13'11" x 13'11" (4.26 x 4.25)

BEDROOM 2
11'0" x 7'8" (3.36 x 2.35)

BEDROOM 3
8'9" x 7'6" (2.67 x 2.30)

BATHROOM
10'9" x 5'4" (3.30 x 1.65)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND C
Chichester District Council: BAND C

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Freehold

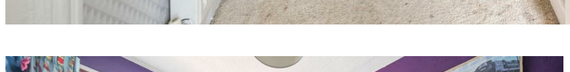








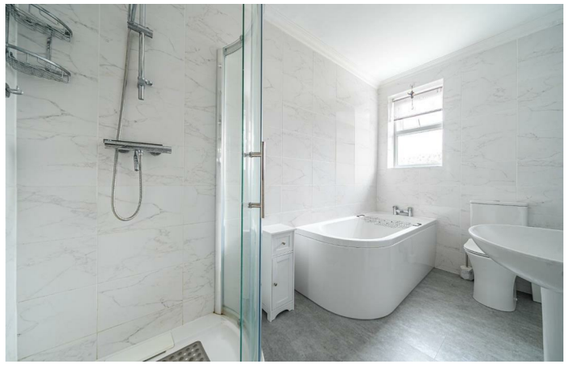




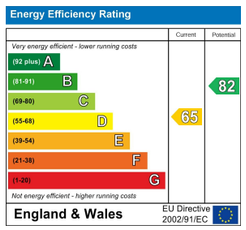












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