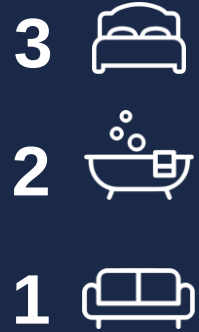


£500,000 Offers In Excess Of
551a Southleigh Road
Emsworth, PO10 7TF

PROPERTY SUMMARY

An impressive and individually designed three-bedroom home, situated in a non-estate location on the highly sought-after Southleigh Road within the picturesque harbourside town of Emsworth. Built in 2014 to a high standard, this stylish property offers a bright, open-plan layout ideal for modern family living. The heart of the home is a contemporary fitted kitchen with integrated appliances and a breakfast bar, flowing seamlessly into a spacious living/dining area. Two sets of bi-folding doors open onto a peaceful private garden with patio, lawn & decking, perfect for indoor-outdoor entertaining. The ground floor also hosts a welcoming entrance hall, a practical utility room, and a WC. Upstairs, the generous master bedroom boasts a modern ensuite, alongside two further double bedrooms and a family bathroom. Outside, the property benefits from off-road parking, whilst sitting only a short walk from local amenities and Hollybank Woods, and just over a mile from the town centre. Internal viewings are essential to truly appreciate this much loved family home, contact us today to arrange your appointment.





HALLWAY

WC

UTILITY ROOM 6' 1" x 5' 7" (1.85m x 1.7m)

KITCHEN 13' 11" x 11' 4" (4.24m x 3.45m)

DINING ROOM 11' 9" x 11' 4" (3.58m x 3.45m)

LOUNGE 15' 5" x 12' 7" (4.7m x 3.84m)

LANDING

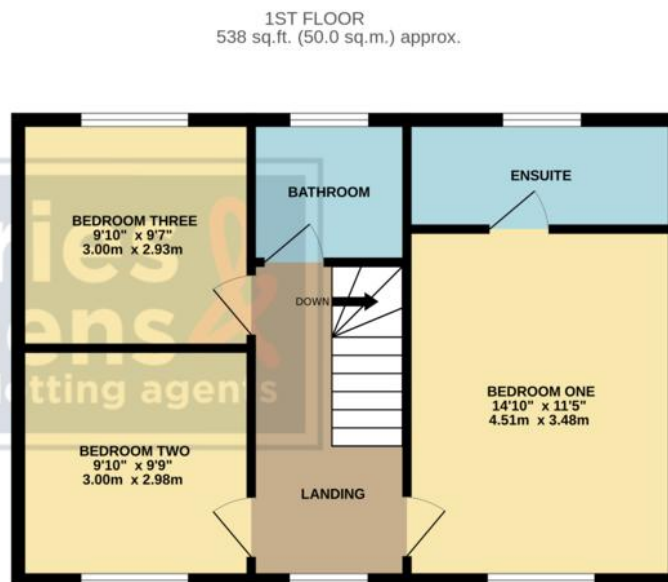
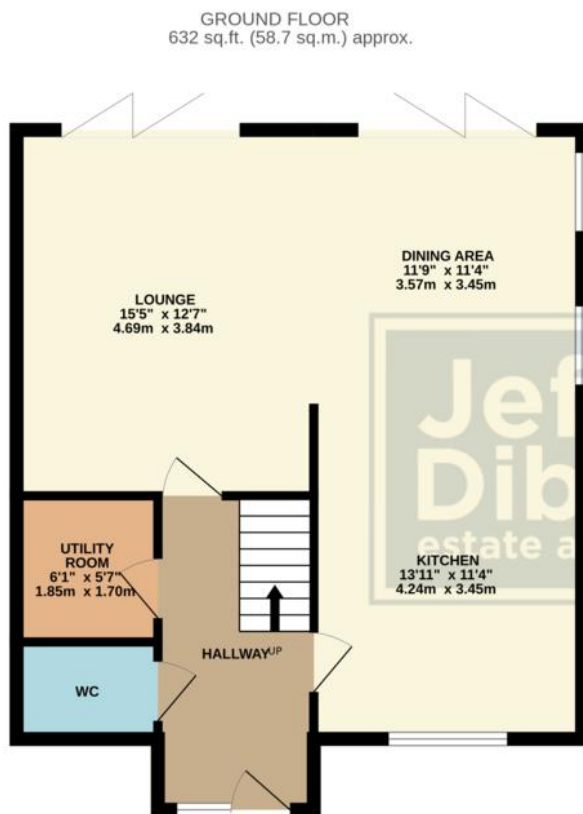
BEDROOM ONE 14' 10" x 11' 5" (4.52m x 3.48m)

ENSUITE

BEDROOM TWO 9' 10" x 9' 9" (3m x 2.97m)

BEDROOM THREE 9' 10" x 9' 7" (3m x 2.92m)

BATHROOM



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbensen**
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