



17 Cumberland Avenue

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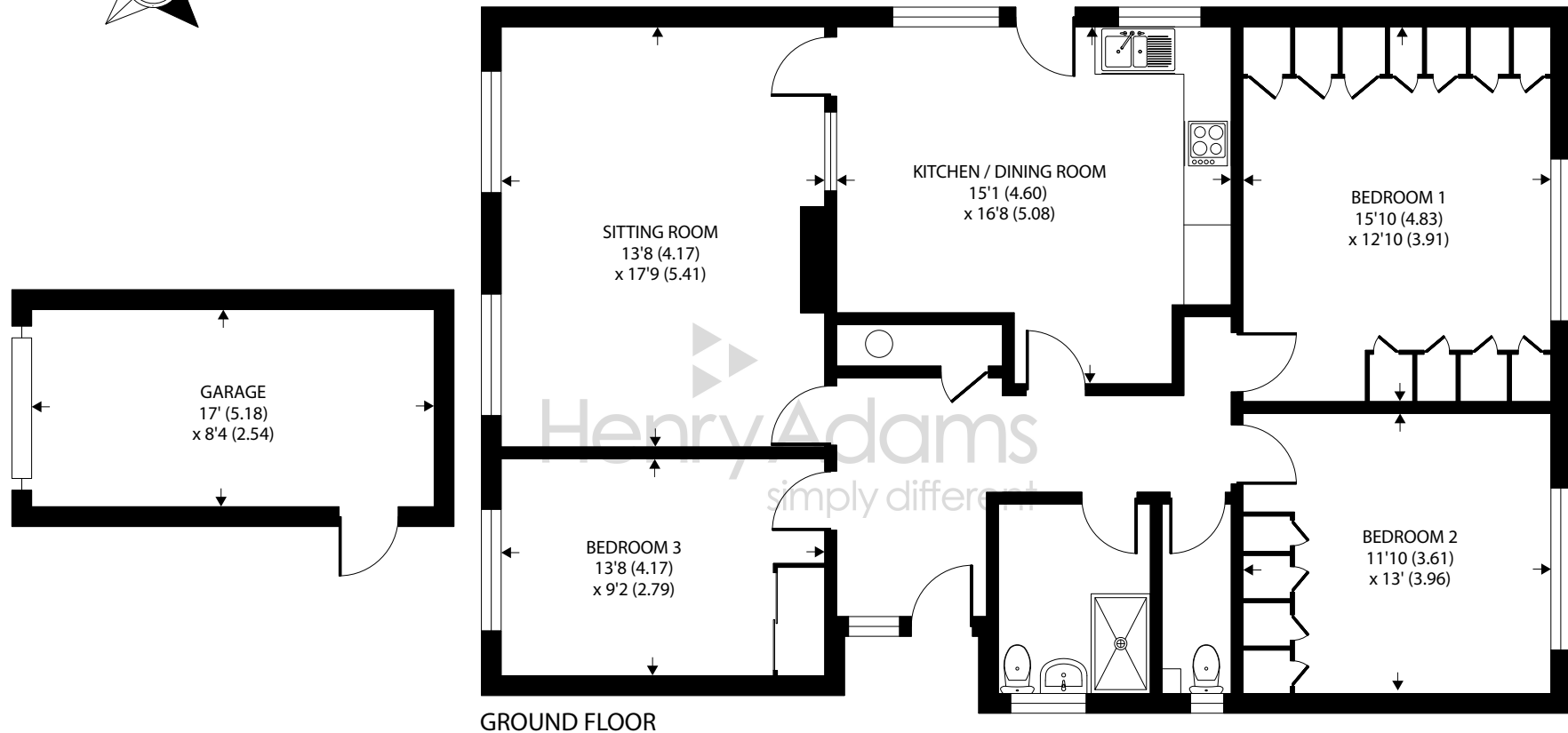
- ▶ Take a stroll into the popular villages of Emsworth & Westbourne
- ▶ Move in fast to this property offered with vacant possession
- ▶ Sociable kitchen dining room
- ▶ Park your vehicles on the wide driveway
- ▶ Enjoy living in a peaceful cul de sac location
- ▶ Versatile accommodation with two/three bedrooms
- ▶ Relax with the family in the spacious rear garden
- ▶ Gas central heating and double glazed windows

A delightful detached bungalow situated in a popular cul de sac location to the north of Emsworth. 1215 square feet of accommodation is on offer with vacant possession and featuring attractive parquet flooring.

The central hallway gives access to four double rooms currently configured as three bedrooms and one large sitting room. In addition there is a spacious kitchen dining room with convenient doorway out to the rear garden. There is a family shower room and another separate wc. The current owner has enjoyed living here for 50 years and is moving to be closer to his family. The windows are all double glazed and the central heating is gas fired.

Outside the rear garden is south facing, secluded and enclosed. There is a Tree Protection Order, a single garage and spacious driveway to the front.





Cumberland Avenue, Emsworth

Approximate Area = 1215 sq ft / 112.8 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1357 sq ft / 125.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams. REF: 1018436

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Cumberland Avenue is a pleasant cul de sac close to Hollybank Lane in North Emsworth, from where it is a reasonably short walk into open countryside and about a mile into the traditional Downland village of Westbourne, with its independent bakery, greengrocer's, take-away shops, as well as convenience store and pubs. The centre of Emsworth, about 1.5 miles to the south has further shopping amenities, as well as a selection of cafes, pubs and restaurants, a wide range of social activities and access to the foreshore of Chichester Harbour. St James' is the locally favoured Primary School and is approximately a level 1 mile away. Transport is provided by way of a bus link on Southleigh Road, train services from Emsworth Station towards Portsmouth and Chichester and access to the motorway network is via the A27.

4th September 2023

