





## 9 Christopher Way

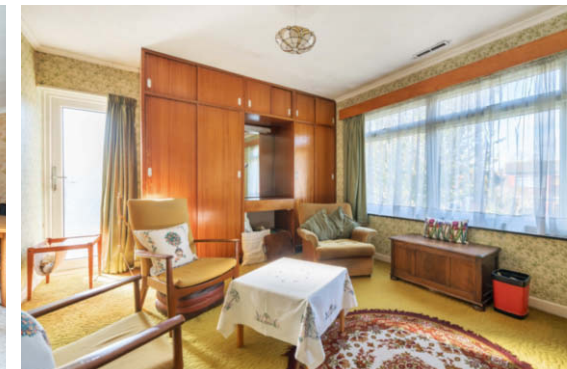
A superior four bedroom detached family home, situated on one of the most popular avenues in Emsworth.



- ▶ Desirable tree lined Avenue
- ▶ Potential for modernisation
- ▶ Garage and carport
- ▶ 2000 square feet of family accommodation
- ▶ Working from home space
- ▶ Balcony

Over 2,000 square feet of accommodation on two light and spacious floors. First impressions are great as one enters the dramatic central reception hallway complete with built in bar and galleried staircase to the equally impressive first floor landing. There is a large L shaped lounge dining room leading on to a separate family room. The kitchen breakfast room is spacious and there is a separate office. Finally downstairs there is a cloakroom. Upstairs there is an impressive main bedroom suite with a vanity unit and doorway out to a first floor balcony over the carport. There are three more double bedrooms with vanity units and a large family bathroom.

Outside the grounds are on a corner plot and substantial. The rear garden is secluded and enclosed and to the front there is a large driveway with access to a spacious carport and the single garage beyond.





## 9 Christopher Way, Emsworth, PO10 7QZ

Approximate Area = 2059 sq ft / 191.2 sq m (excludes carport)

Garage = 197 sq ft / 18.3 sq m

Total = 2256 sq ft / 209.5 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). © nichecom 2023. Produced for Henry Adams. REF: 1052471

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.



## Location

Christopher Way, off New Brighton Road, is a family-friendly residential road in a popular part of Emsworth just north of the town centre. It is served by the well-renowned St James' Primary School. Emsworth itself is a picturesque former fishing village with amenities for all day-to-day needs including several butchers, greengrocers, two small supermarkets, several public houses and restaurants. The railway station connects Emsworth with Chichester in the east and Portsmouth and Southampton in the west, with mainline connections provided via Havant, where you will also find more comprehensive shopping and leisure facilities.

