



6 Lark Way

A three bedroom semi-detached house with garage and parking situated in a requested location.



- ▶ **Three Bedroom Semi-Detached House**
- ▶ **Cloakroom**
- ▶ **Family Bathroom**
- ▶ **Spacious Sitting Room**
- ▶ **No Forward Chain**
- ▶ **Garage & Drive**
- ▶ **En Suite**
- ▶ **Modern Kitcehn**
- ▶ **Low Maintenance Garden**
- ▶ **Viewing Advised**

An opportunity to purchase this light & spacious three bedroom semi-detached house which further benefits from a garage and parking. The property is situated in the highly requested village of Westbourne and is offered with no forward chain.

On the ground floor there is a cloakroom, the sitting room is an excellent size with wooden effect flooring. The kitchen/breakfast room has a matching range of wall and base units, tiled flooring and double doors leading out to the garden.

Upstairs there are three bedrooms with bedroom one benefiting from fitted wardrobes and a modern en-suite. There is also a fully tiled family bathroom on the first floor.

Outside the garden is low maintenance with a patio area, artificial lawn, decking and side access. This property would make an excellent first time home, investment or equally an ideal downsizer.

Viewing is highly advised.





6 Lark Way, Emsworth

Approximate Area = 900 sq ft / 83.6 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1045 sq ft / 97 sq m

For identification only - Not to scale



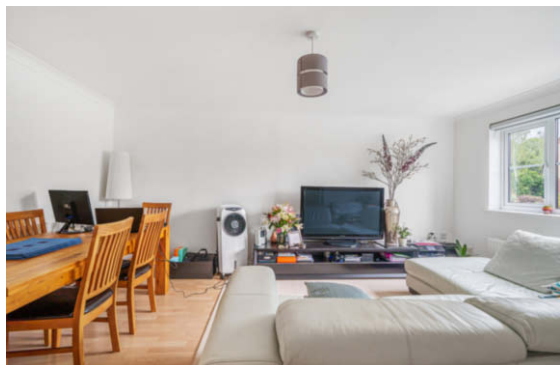
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1017172

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

Set in a semi-rural location just on the edge of the picturesque and sought after village of Westbourne straddling the Hampshire/West Sussex border, with church, doctors surgery and day-to-day shopping including a locally renowned bakery, 6 Lark Way is also conveniently situated for easy access to the Cathedral City of Chichester with its Festival Theatre, racing at Goodwood and polo at Cowdray in Midhurst, The bustling harbourside town of Emsworth, a short distance to the south, lies on the upper reaches of Chichester Harbour with two sailing clubs and coastline appealing to birdwatchers and ramblers alike.

1st August 2023



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk