



2 Wentworth Drive



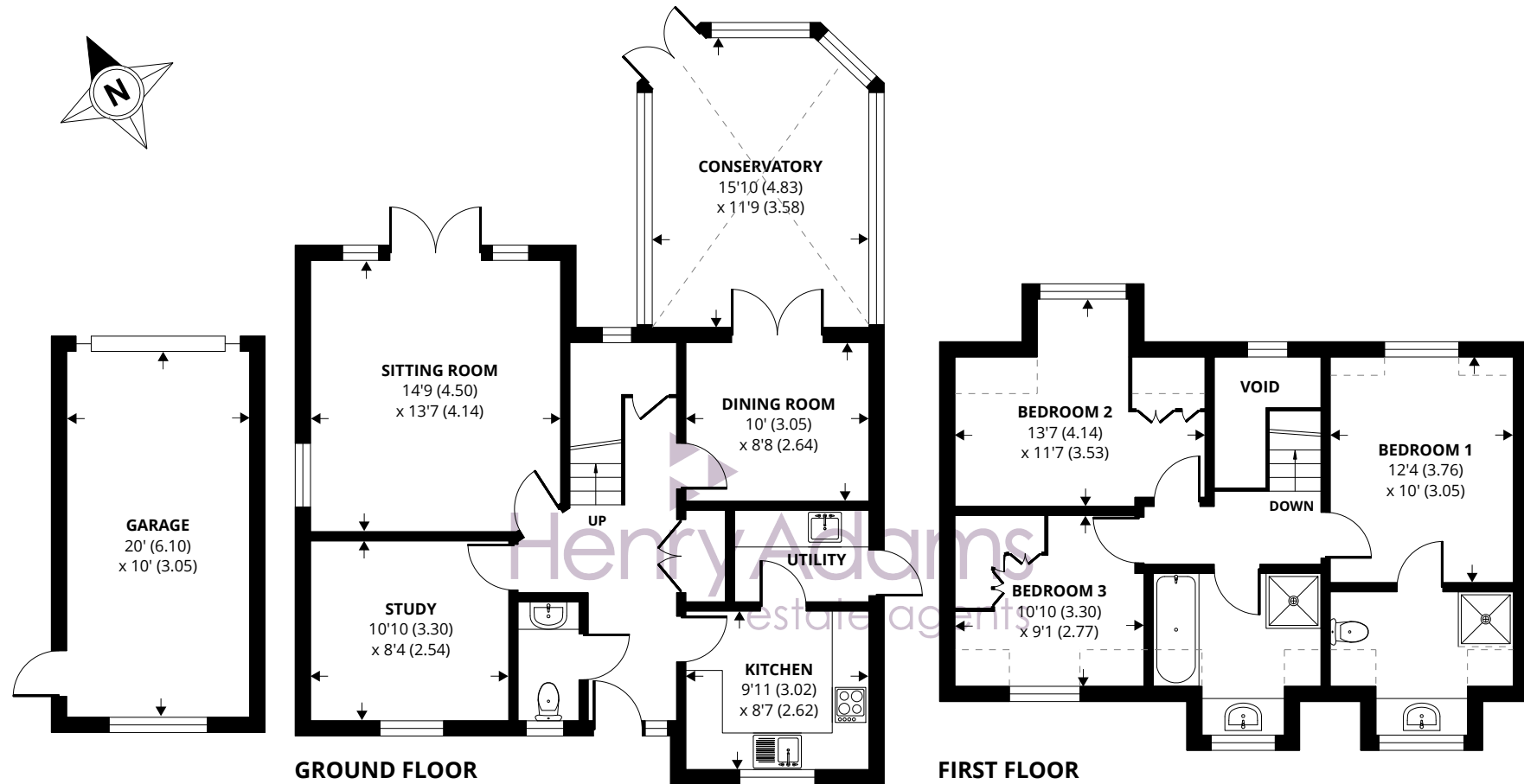
- ▶ Light & Spacious Three Bedroom Detached House
- ▶ Sitting Room Leading Out Onto Garden
- ▶ Cloakroom
- ▶ Spacious En-Suite & Family Bathroom
- ▶ Garage & Driveway Providing Off Road Parking
- ▶ Modern Fitted Kitchen With Utility Room
- ▶ Conservatory With Views Across Garden
- ▶ Three Good Size Bedrooms
- ▶ Low Maintenance garden
- ▶ Located On a Private Cul-de-Sac

Nestled on a private cul-de-sac, this light and spacious three-bedroom detached house presents a charming blend of comfort and modern convenience.

The property has been updated by the current owner and boasts a thoughtfully designed layout, featuring a modern fitted kitchen with a utility room, a sitting room leading out onto a delightful garden, and a welcoming conservatory. The ground floor also includes a convenient cloakroom. Ascending the stairs you will find three good size bedrooms, two have fitted wardrobes and complemented by a spacious en-suite and a family bathroom.

The property is further enhanced by its low maintenance garden, offering the ideal backdrop for relaxation and outdoor gatherings. A garage and driveway provide ample off-road parking, catering to the practical needs of its residents.





2 Wentworth Drive, Emsworth, PO10 8EF

Approximate Area = 1442 sq ft / 133.9 sq m (excludes void)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1671 sq ft / 155 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). © n|checon 2024. Produced for Henry Adams. REF: 1134815

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

Wentworth Drive is a private road located in the northern part of the village of Southbourne, but is within an easy walk of all the village amenities. Southbourne benefits from local shops and churches, a doctors surgery and schooling. There is a railway station with services to Emsworth which is the next nearby village. Emsworth itself has a larger array of facilities including shops, public houses and restaurants. There is also more schooling in the area as well as the station which provides services via Havant to London Waterloo. Surrounding Southbourne are acres of West Sussex countryside and the property is within easy reach of the historic city of Chichester with its Festival Theatre and Goodwood Racecourse.

30th May 2024



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