



# 111 Woodlands Avenue



- ▶ Enjoy living in a popular tree lined cul de sac location
- ▶ Relax in the spacious conservatory with views over the rear garden
- ▶ Enjoy the underfloor heating in the conservatory
- ▶ Secluded enclosed and walled garden with Summer house
- ▶ Take the train to London and Brighton from nearby Emsworth
- ▶ Take advantage of the well presented kitchen
- ▶ Space for the family in the three double bedrooms
- ▶ Secluded enclosed and walled garden with Summer house
- ▶ Convenient access to the garage from the rear garden

Situated in a coveted tree-lined cul-de-sac, this charming property offers a desirable blend of comfort and convenience. Embrace the joy of culinary pursuits in the well-appointed kitchen, perfect for creating delicious meals. Unwind and take in the tranquil ambience in the expansive conservatory, offering picturesque views of the rear garden. Accommodating families, the residence features three generously sized double bedrooms, providing ample space for loved ones. Luxuriate in the modern convenience of underfloor heating, ensuring warmth and comfort throughout the home.

Step outside and discover a secluded, enclosed garden, complete with a Summer house, ideal for relaxation and entertaining. The property also boasts a garage with convenient rear garden access, offering practicality and ease for residents. Located near Emsworth station, enjoy seamless transportation options to London and Brighton, catering to a variety of lifestyle needs. Immerse yourself in the beauty and functionality of this lovely abode, a place to create lasting memories and call home.





## 111 Woodlands Avenue

Approximate Area = 974 sq ft / 90.4 sq m

Garage = 173 sq ft / 16 sq m

Outbuildings = 70 sq ft / 6.5 sq m

Total = 1217 sq ft / 112.9 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). © njchecom 2024. Produced for Henry Adams. REF: 1140118

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

Woodlands Avenue is a very popular tree lined avenue situated to the north of the village of Emsworth. It has a variety of individual properties and is very convenient for access to local schools including St James's Primary School, the railway station and the nearby village of Westbourne. Emsworth itself, at the top of Chichester Harbour has good local shopping, two sailing clubs and restaurants. With good rail link to London Victoria & Waterloo, as well as easy access to the A27 & A3 Emsworth is a delightful area in which to live. Portsmouth to the west and Chichester to the east both offer more extensive shopping as well as lots of leisure activities, cinemas and restaurants. There are numerous sports to be enjoyed in the area, such as sailing from Emsworth, windsurfing at the Witterings and golf and horse racing at Goodwood.

25th June 2024

