



41 Warblington Road

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- ▶ **Prestigious South West Emsworth Location**
- ▶ **2250 square feet of family accommodation with glimpses of**
- ▶ **Luxurious main bedroom suite with Amtico flooring and full en**
- ▶ **Approximately 200 feet of Idyllic Rear garden**
- ▶ **Unique and very convenient dog shower**
- ▶ **Walking distance from the Emsworth waterfront**
- ▶ **Clive Christian solid oak kitchen with Marinace granite worktops**
- ▶ **Three more double bedrooms one with en suite shower**
- ▶ **Driveway for several vehicles and single Garage**
- ▶ **Garden with log store, bicycle store, ladder store and 2 sheds**

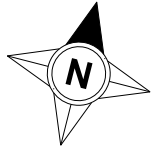
Situated in the prestigious South West Emsworth location, this stunning 4 bedroom detached house offers elegant family living in a sought-after area. Spanning 2250 square feet, this property boasts glimpses of the harbour and is within walking distance to the Emsworth waterfront.

The heart of the home is the Clive Christian solid oak kitchen, complete with Marinace granite worktops, perfect for culinary enthusiasts. The luxurious main bedroom suite features Amtico flooring and full en suite facilities, offering a peaceful retreat.

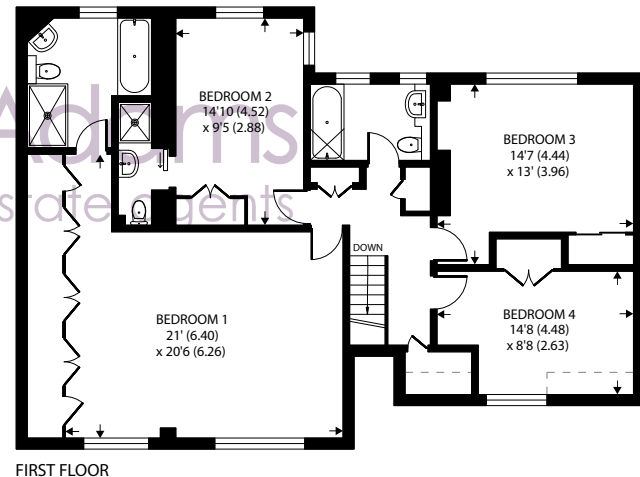
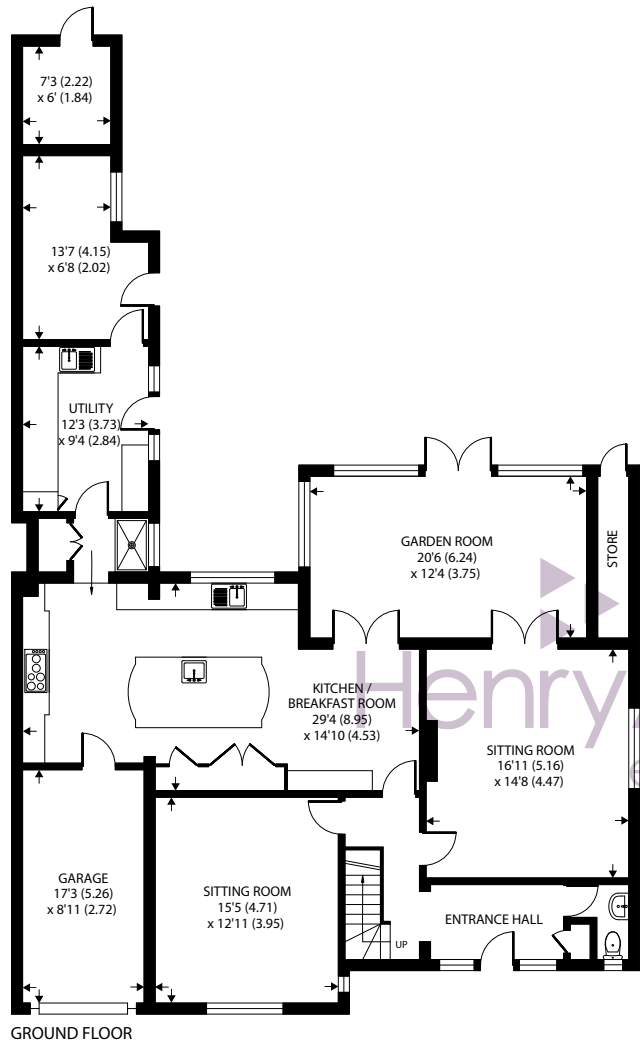
Three additional double bedrooms provide ample space for family or guests, with one bedroom featuring an en suite shower.

The property also includes a vast 200 feet rear garden, ideal for outdoor enjoyment. Further enhancing this property is a driveway for multiple vehicles, a single garage, and unique amenities like a dog shower, log store, bicycle store, ladder store, and 2 sheds. Don't miss the opportunity to make this exceptional property your new home.





Denotes restricted head height



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Approximate Area = 2735 sq ft / 254 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 155 sq ft / 14.3 sq m

Outbuildings = 74 sq ft / 6.8 sq m

Total = 2999 sq ft / 278.3 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 2024. Produced for Henry Adams. REF: 1173535

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

Warblington Road is considered to be one of the most sought after roads in south west Emsworth. It has a variety of impressive homes and is close to the foreshore set at the top of Chichester Harbour with coastal walks to Langstone in the west and Thorney Island in the east, appealing to ramblers and birdwatchers alike. Convenient for all the varied shops in the village, including pubs and restaurants. Emsworth also offers two sailing clubs and excellent road and rail links.

22nd August 2024



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