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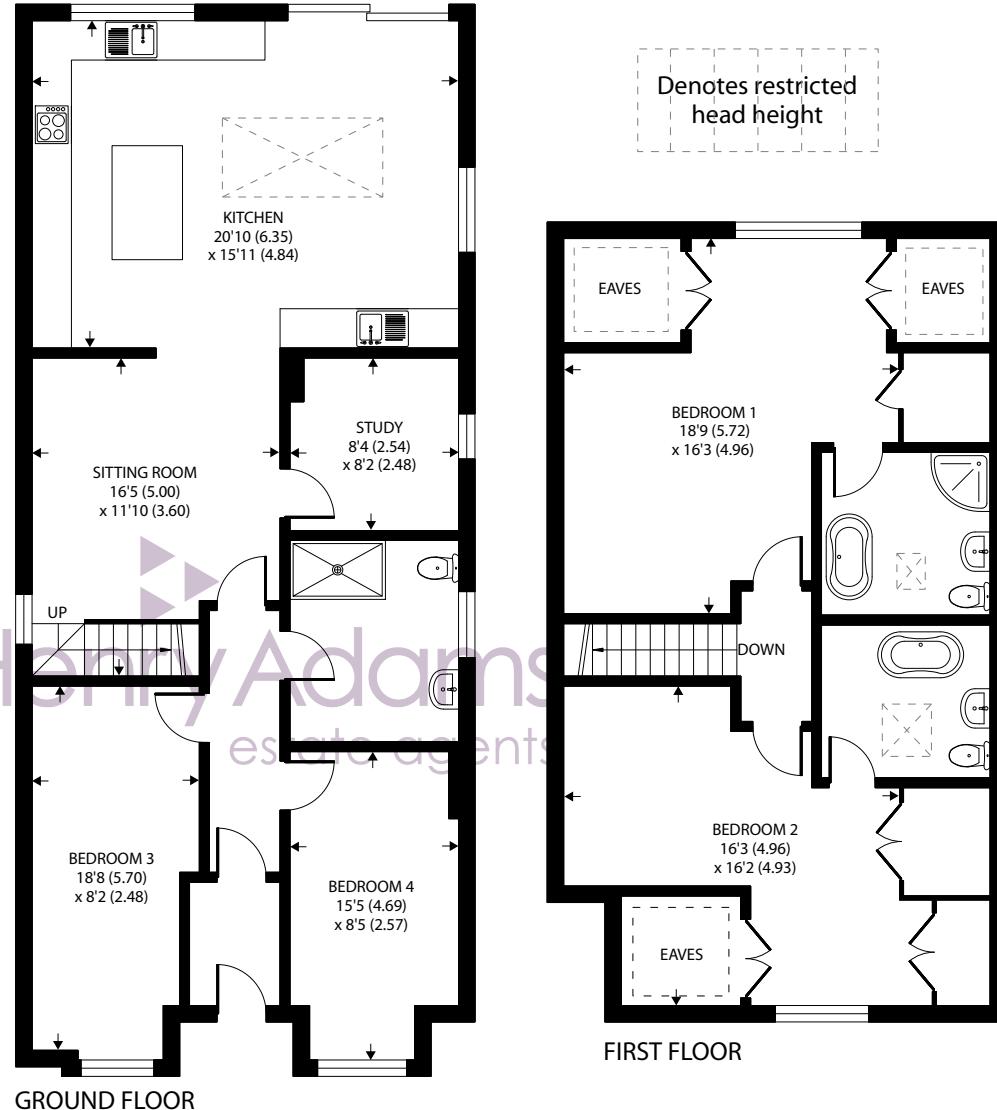
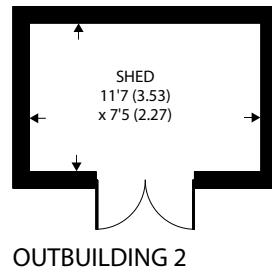
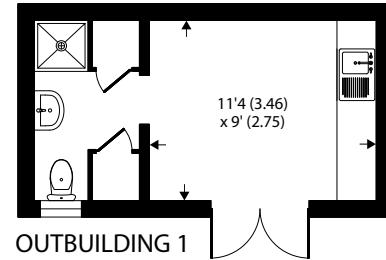
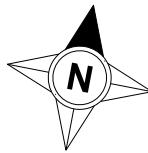
- ▶ **Beautifully Presented Four / Five Bedroom Detached Family Home**
- ▶ **Versatile Living Accommodation & Underfloor Heating Throughout**
- ▶ **Modern Fitted Bathrooms**
- ▶ **Bespoke Summer House With Fitted Kitchen & En-Suite**
- ▶ **Driveway Providing Ample Parking**

- ▶ **Completely Renovated & Extended To A High Standard By The Current Owners**
- ▶ **Stylish Fitted Kitchen / Dining / Family Area With Bi-Fold Doors To Garden**
- ▶ **Perfectly Designed For Easy Installation Of Solar Panels**
- ▶ **Landscaped Garden With seating Areas & Extensive Plot**

Situated in a sought-after residential area, this beautifully presented four/five-bedroom detached family home offers a perfect blend of style and functionality. The property has been completely renovated and extended to a high standard by the current owners, boasting versatile living accommodation and underfloor heating throughout. The heart of the home features a stylish fitted kitchen/dining/family area with patio doors opening onto the landscaped garden, bringing the outdoors in. Modern fitted bathrooms add a touch of luxury, while the property is perfectly designed for easy installation of solar panels. Additionally, a bespoke summer house with a fitted kitchen and en-suite offers a private retreat.

Outside, the property truly shines with its meticulously landscaped garden featuring seating areas and a large lawned plot with potential to add an additional building STP or hosts ample space for outdoor relaxation and entertaining. The well-maintained garden offers a serene setting for enjoying sunny days and al-fresco dining, making the most of the great outdoors right at your doorstep. The driveway complements the outdoor space, offering additional parking options for residents and visitors. Whether you're looking for a place to unwind in nature or host gatherings with loved ones, this property's outdoor spaces provide the perfect backdrop for a variety of activities. Don't miss the opportunity to make this exceptional property your new home and enjoy the best of indoor-outdoor living in this inviting and stylish residence.





## 11 Breach Avenue, Emsworth

Approximate Area = 1777 sq ft / 165 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Outbuildings = 240 sq ft / 22.2 sq m

Total = 2122 sq ft / 196.9 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). © nichecom 2024.  
Produced for Henry Adams. REF: 1184447

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

Breach Avenue is located midway between the picturesque village of Westbourne and Southbourne which offers schooling to the age of 16, a doctors surgery, chemist and church in addition to day-to-day shopping including a locally renowned farm shop. There are good road and bus links and the station on the Portsmouth/ Brighton line also connects to London Waterloo via Havant, and Gatwick and London Victoria via Chichester.

17th September 2024

