





## 4 West Brook View

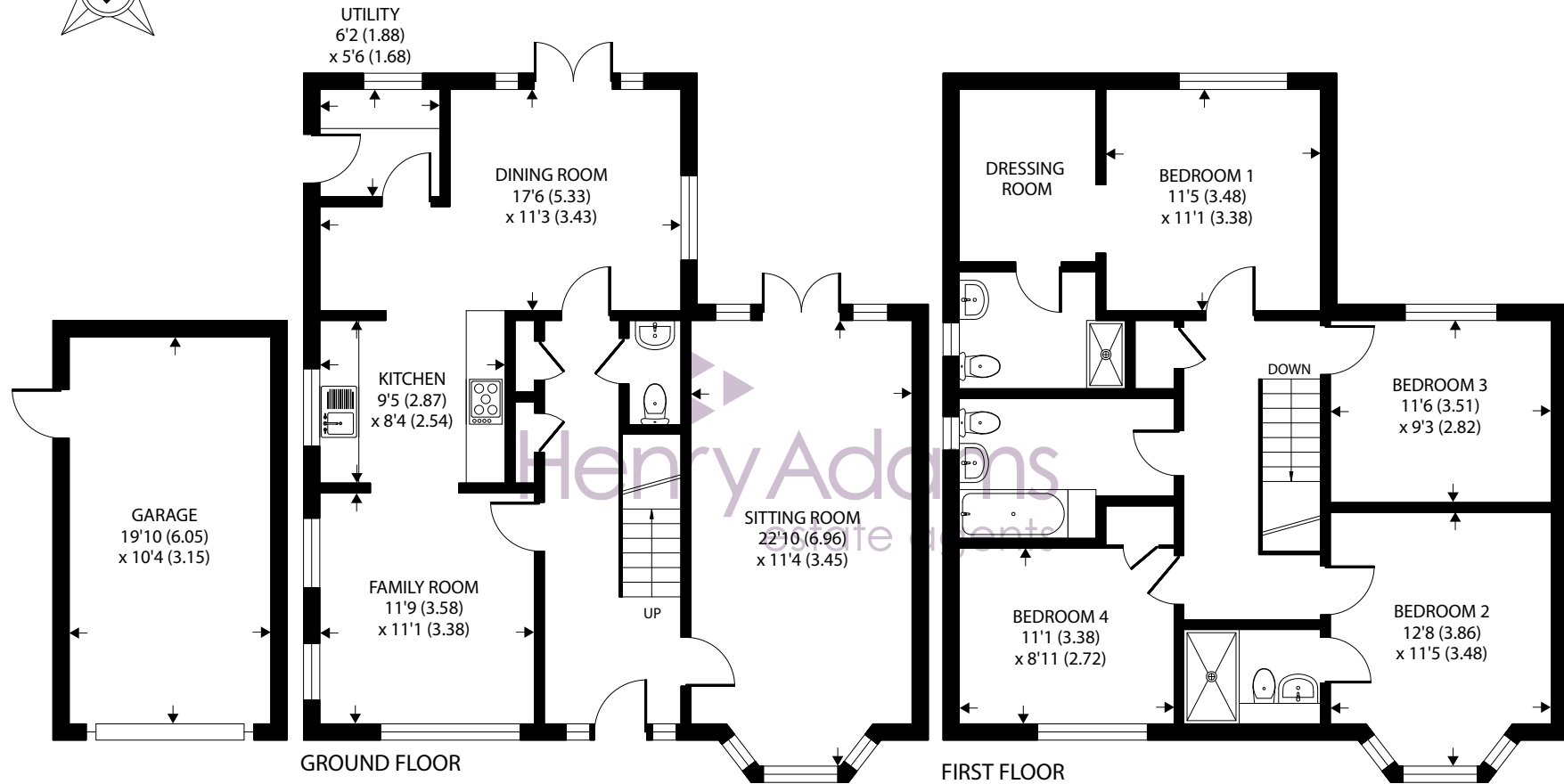
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- ▶ **Beautifully Presented Four Bedroom Detached House**
- ▶ **Two Receptions**
- ▶ **Utility Room**
- ▶ **En-Suite & Dressing Room To Bedroom One**
- ▶ **Garage & Drive Providing Off Road Parking**
- ▶ **Light & Spacious Entrance Hall**
- ▶ **Open Plan Living**
- ▶ **Four Double Bedrooms**
- ▶ **Extensive Secure Rear Garden**
- ▶ **Modern Fitted Kitchen**

Nestled in a sought-after neighbourhood, this beautifully presented four-bedroom detached house offers a luxurious and comfortable living experience. Upon entering, the light and spacious entrance hall sets the tone for the modern elegance that awaits within. The property boasts two reception rooms, ideal for entertaining guests or unwinding with loved ones. The modern fitted kitchen flows seamlessly into the open-plan living area, creating a harmonious space for relaxation and dining. A convenient utility room adds to the practicality of the home. Upstairs, four well-proportioned double bedrooms await, with the highlight being the en-suite and dressing room attached to the primary bedroom, providing a private retreat within the home.

Outside, the property offers an extensive and secure rear garden, perfect for enjoying outdoor activities or hosting alfresco gatherings. The garden provides a tranquil escape from the hustle and bustle of daily life, offering a safe space for children or pets to play. Additionally, the property benefits from a garage and drive, providing ample off-road parking for multiple vehicles. Don't miss this opportunity to own a home that seamlessly combines style, comfort, and functionality in a desirable location, offering a lifestyle of luxury and convenience.





## 4 West Brook View, Emsworth

Approximate Area = 1716 sq ft / 159.4 sq m

Garage = 205 sq ft / 19 sq m

Total = 1921 sq ft / 178.4 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: 1188681

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

West Brook View offers convenient access to the train 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, as well as 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.

