





## 54 Hollybank Lane



- ▶ **Beautifully Presented Five / Six Bedroom Detached House**
- ▶ **Light & Spacious With Versatile Living Accommodation**
- ▶ **Stylish Modern Kitchen**
- ▶ **Four Reception Rooms**
- ▶ **Well Maintained Secure Private Garden**
- ▶ **Tastefully Renovated and Extended by The Current Owners**
- ▶ **Annexe Or Additional Living Accommodation**
- ▶ **En-Suite To Bedroom Three & Modern Family Bathroom**
- ▶ **Summer House**
- ▶ **Driveway Providing Ample Parking**

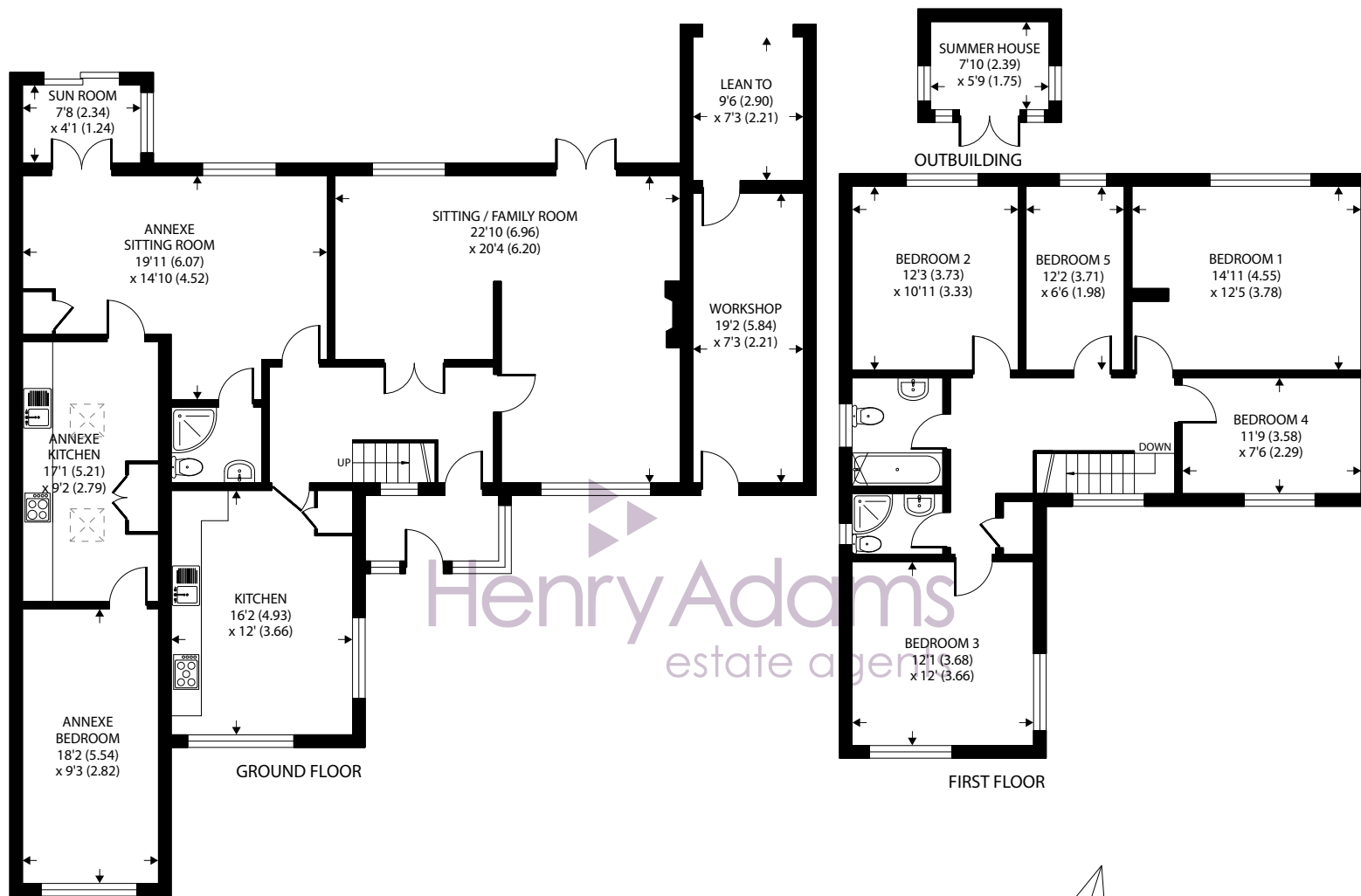
Nestled in a sought-after residential area, this beautifully presented five-bedroom detached house exudes elegance and charm. The property has been tastefully renovated and extended by the current owners, offering a blend of traditional character and modern amenities. Boasting light-filled interiors and versatile living accommodation, this home is sure to impress. With the added benefit of a self-contained annexe providing additional living space, this property caters to a variety of lifestyle needs. The stylish, modern kitchen is a focal point of the home, equipped with high-end appliances and sleek finishes. The property also features four reception rooms, ideal for relaxing and entertaining guests. The en-suite in bedroom three and the modern family bathroom ensure convenience and comfort for the whole family. A charming summer house in the well-maintained, secure private garden offers a tranquil retreat for outdoor relaxation. Ample parking is provided with a driveway, adding to the convenience of this exceptional property.

Step outside to discover the delightful outdoor space of this home, featuring a secure, well-maintained garden that provides privacy and a safe area for children to play. The driveway offers ample parking space for multiple vehicles, making hosting gatherings and welcoming guests a breeze.









## 54 Hollybank Lane, Emsworth

Approximate Area = 2143 sq ft / 199 sq m (excludes lean to)

Annexe = 164 sq ft / 15.2 sq m

Outbuildings = 187 sq ft / 17.3 sq m

Total = 2494 sq ft / 231.5 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@checom 2024. Produced for Henry Adams. REF: 1196104

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

Hollybank Lane is situated to the north of Emsworth in a lane of dissimilar properties. Hollybank Lane is a particularly popular area because of its established feel. Emsworth is a beautiful, thriving village located at the northern end of Chichester Harbour and is renowned for its beautiful coastline and harbour. It has a broad range of independent shops and multiple retailers, restaurants and public houses. There is a range of established and highly regarded schools covering all age groups and various denominations. Emsworth has a railway station with services to Havant, which connect to London Waterloo, as well as access via road to the north to the A3M to Guildford and London and to the South to the A27 between Chichester and Portsmouth.

3rd October 2024



