



## 10a Hollybank Lane, Emsworth

Guide Price £575,000 Freehold







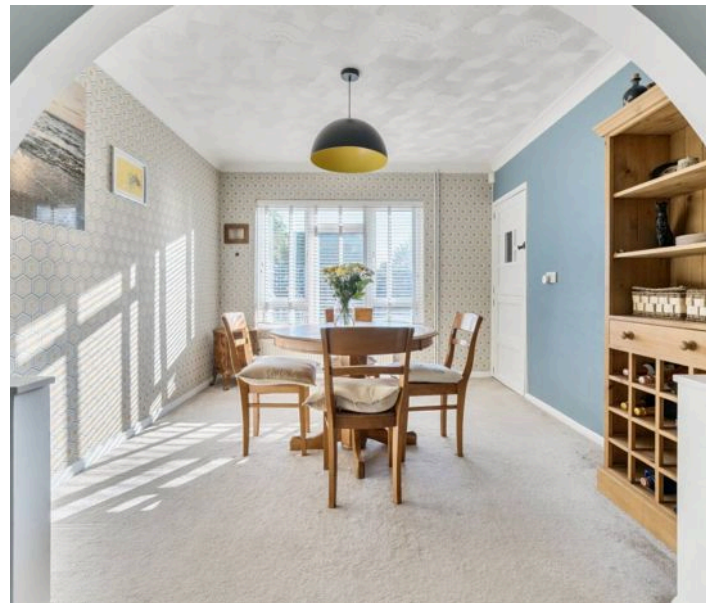
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Emsworth

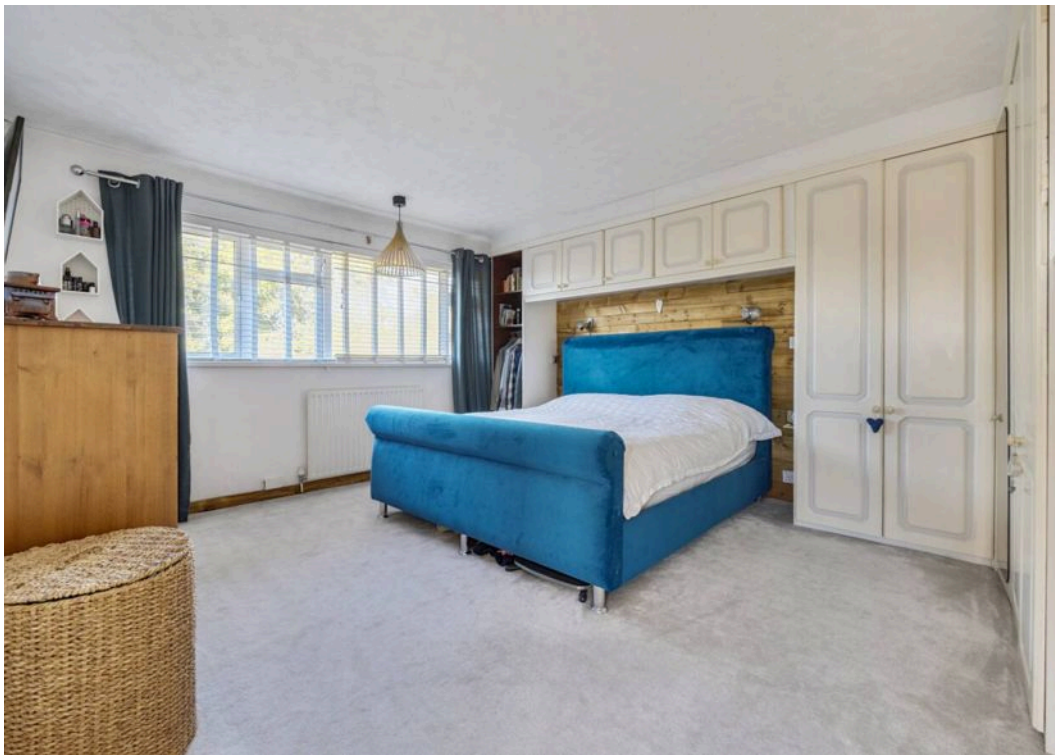
- Detached House
- Open Plan Living Dining Room
- Three Bedrooms
- Private and Secluded Gardens
- Parking for Two Vehicles
- Move-in Readiness

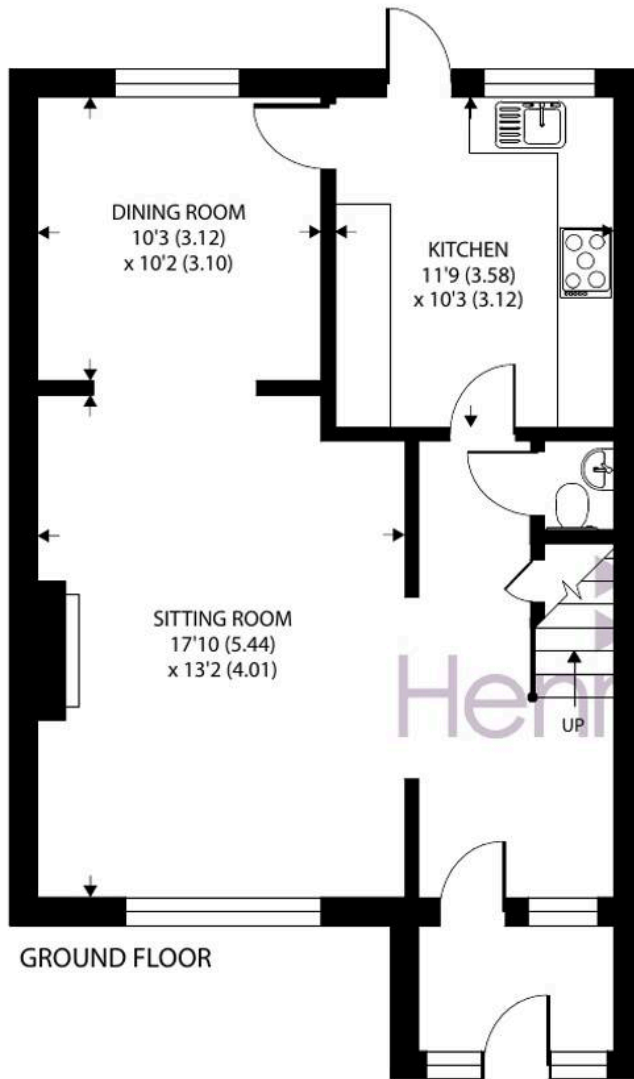
This attractive detached three-bedroom home is ideally positioned in a sought-after location, close to local amenities and highly regarded schools. Perfect for families or buyers looking to settle in a convenient yet peaceful setting, the property offers generous living space complemented by excellent outdoor areas. The ground floor begins with a welcoming entrance porch and hallway leading into a spacious double-aspect lounge/dining room. Filled with natural light and centred around a feature log-burning stove, this room provides a warm and inviting space for both everyday living and entertaining. The well-equipped kitchen offers ample storage and functionality, making it an ideal hub for family life. Completing the ground floor is family or guest WC.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, along with a practical family bathroom, providing comfort and flexibility to suit a variety of lifestyles.









Henry Adams  
estate agents



Approximate Area = 1222 sq ft / 113.5 sq m

For identification only - Not to scale





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Externally, the property enjoys sizeable front and rear gardens, providing plenty of space for children, pets, or gardening enthusiasts. A driveway for two vehicles further enhancing the appeal of this well-rounded home.

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.

Council Tax band: E

EPC Energy Efficiency Rating: C







## Henry Adams - Emsworth

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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.