

Offers Over £325,000 | Freehold

Collett Crescent, Emsworth, West Sussex, PO10 8GD

LEADERS

Key Features & Description

- No Onward Chain
- Beautifully Presented Throughout
- Three Well-Proportioned Bedrooms
- Principal Bedroom with En-Suite
- Modern Kitchen/Dining Room
- Utility Room & Ground Floor Cloakroom
- Enclosed Rear Garden
- Off-Road Parking for Two Vehicles
- EPC Rating B | Council Tax Band C



An excellent opportunity to purchase this beautifully presented three-bedroom semi-detached home, situated in a popular and convenient location, the property is within walking distance of Prinsted Beach and offers stylish, well-planned accommodation throughout. The bright and spacious living room provides a welcoming space to relax and unwind. To the rear of the property, the contemporary kitchen/dining room is perfectly designed for modern family living and entertaining, featuring a matching range of wall and base units, an integrated oven with gas hob, and ample space for a dining table. Adjacent to the kitchen is a practical utility area with plumbing for appliances, along with a modern cloakroom. Double glazed doors open directly from the kitchen onto the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the third bedroom provides excellent versatility as a nursery, home office or study. A contemporary family bathroom completes the first floor and is attractively finished with tiled surrounds, an enclosed panel bath and shower over. Outside, the enclosed rear garden has been beautifully maintained and is predominantly laid to lawn with attractive flower borders and convenient side access. It provides a wonderful setting for outdoor dining, entertaining and enjoying the warmer months. To the front of the property, there is off-road parking for two vehicles.

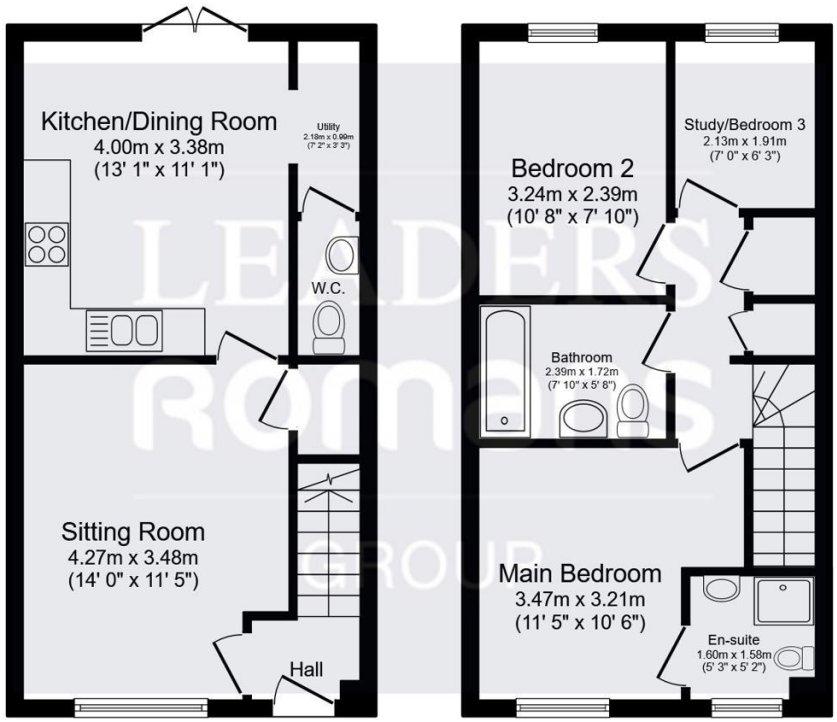
Agent Notes: Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £96 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection.











Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

LEADERS

EmsworthSales
11 North Street, Emsworth, Hampshire PO10 7BY
T: 01243 374711 | emsworth.sales@leaders.co.uk
leaders.co.uk