

NEXA PROPERTIES

BRENT COURT, EMSWORTH

OFFERS OVER £800,000









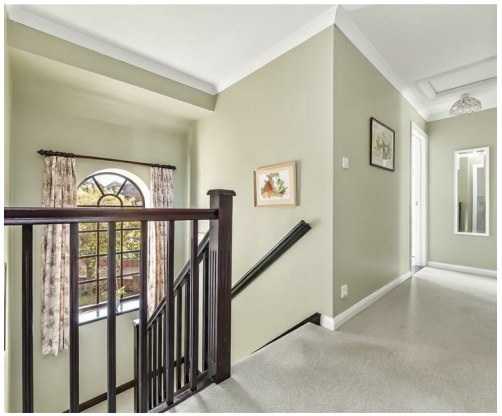
NEXA Properties is delighted to present this substantial four-bedroom detached family home, ideally positioned within a quiet cul-de-sac in the highly desirable South/West Emsworth area. This impressive property boasts three reception rooms, four generous bedrooms, two bathrooms, a spacious driveway and a double garage. With its versatile layout, established private rear garden and sought-after residential setting, this is a fantastic opportunity for families looking for space in one of Emsworth's most desirable locations.

The ground floor welcomes you through a spacious reception hallway, providing access to the principal accommodation. The impressive 26ft living room offers an excellent space for relaxing and entertaining, with double doors opening onto the rear garden. A separate dining room also enjoys direct garden access, while the kitchen/breakfast room provides generous worktop and storage space. An additional family room offers flexibility as a snug, playroom or home office. Completing the ground floor is a convenient downstairs WC and internal access to the substantial double garage.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The generous principal bedroom measures over 16ft in length and benefits from fitted storage and its own en-suite shower room. Three further bedrooms provide excellent accommodation for family members or guests, all served by a separate family bathroom. The spacious landing and practical layout make this an ideal home for growing families.

Outside, the property enjoys a beautifully established rear garden, featuring a lawn surrounded by mature trees, shrubs and colourful planting, creating a wonderful sense of privacy. A paved patio provides an ideal space for outdoor dining and entertaining, while a greenhouse and garden store offer additional practicality. To the front, a private driveway provides off-road parking with a front garden adjacent.



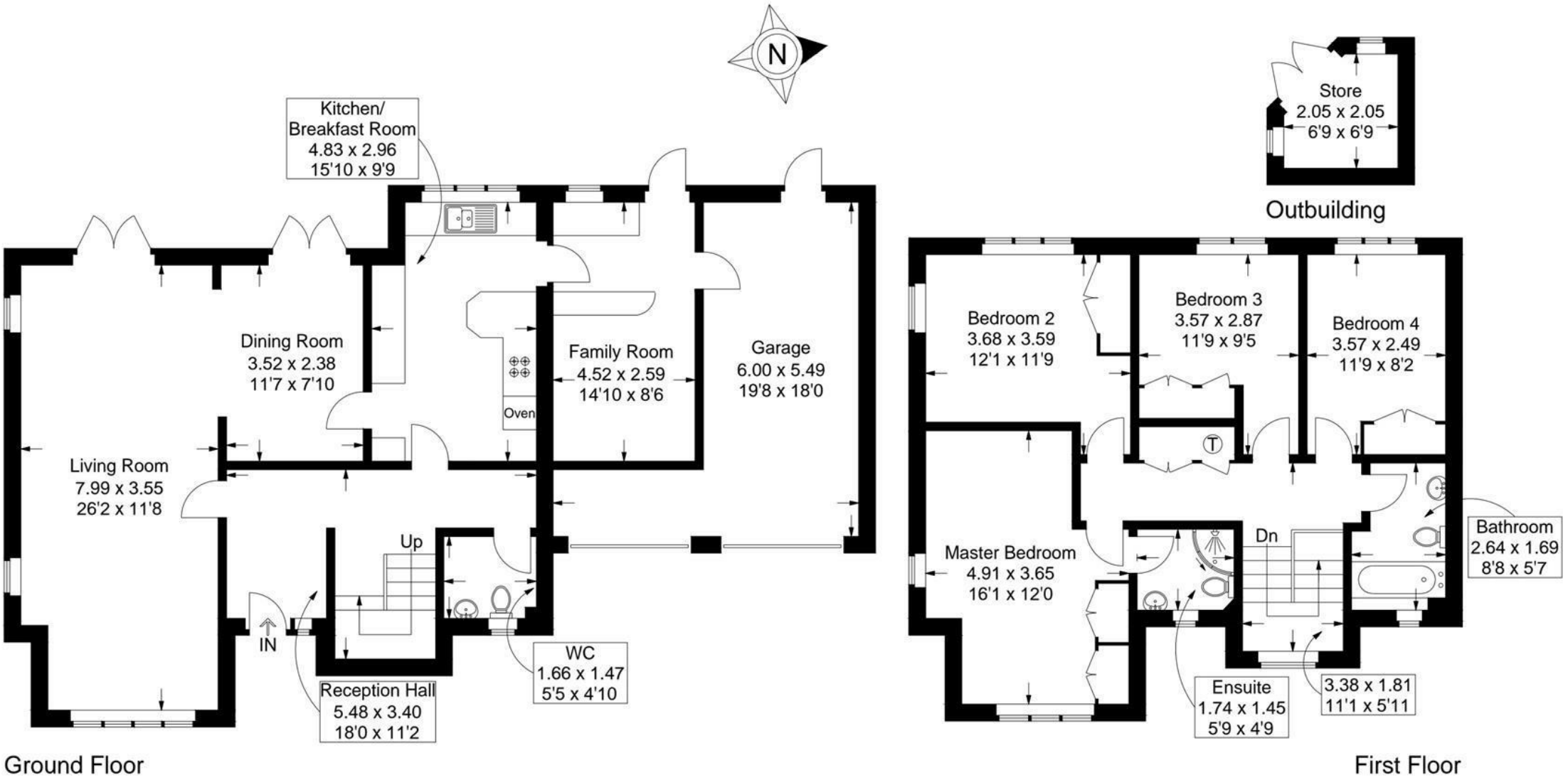




- FOUR BEDROOM DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- DESIRABLE SOUTH/WEST EMSWORTH LOCATION
- PRIVATE DRIVEWAY PARKING
- IMPRESSIVE 26FT LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- GROUND FLOOR WC
- THREE SEPARATE RECEPTION ROOMS
- CLOSE TO EMSWORTH HARBOUR
- FOUR WELL-PROPORTIONED BEDROOMS

Brent Court, Emsworth

Approximate Gross Internal Area = 170.4 sq m / 1834 sq ft
Outbuilding = 3.9 sq m / 42 sq ft
Total = 174.3 sq m / 1876 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.