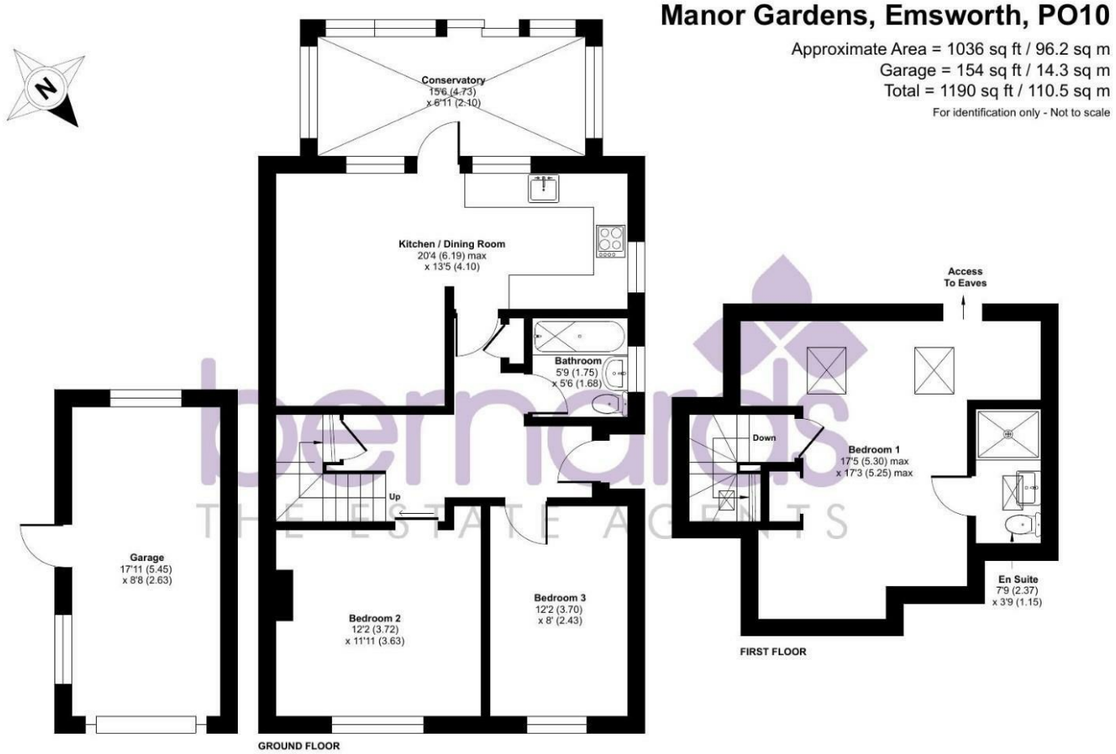
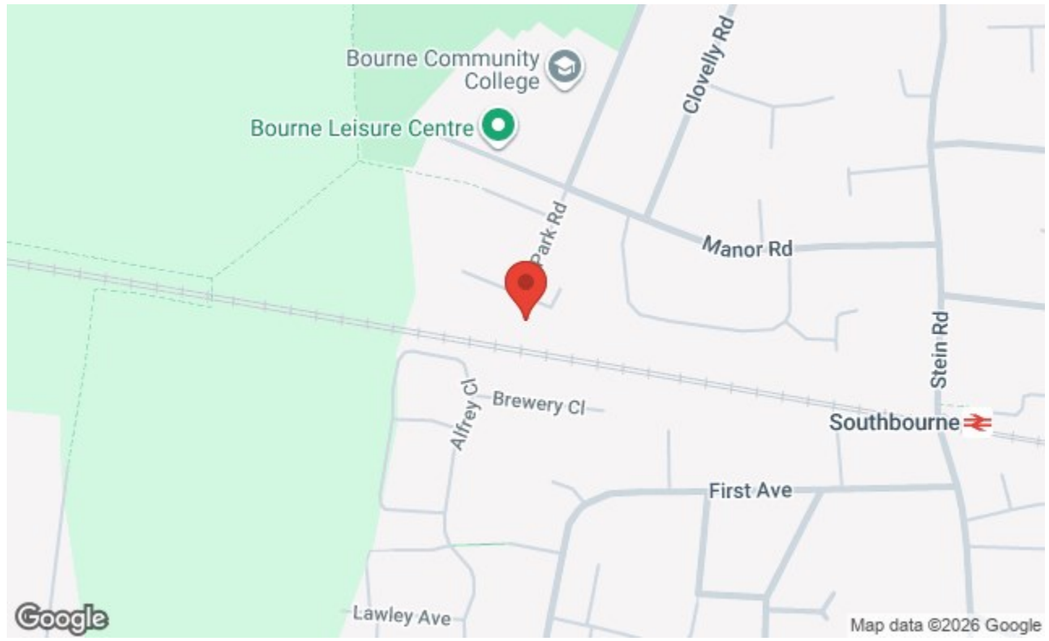


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1513544



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HIGHLIGHTS

- QUIET CUL-DE-SAC
- CHALET-STYLE BUNGALOW
- THREE BEDROOMS
- FIRST-FLOOR BEDROOM WITH EN-SUITE
- SOUTH-FACING REAR GARDEN
- CONSERVATORY
- DRIVEWAY & GARAGE
- VERSATILE ACCOMMODATION
- SOUGHT AFTER LOCATION
- CALL TO VIEW

** CHARMING 3 BEDROOM CHALET BUNGALOW **

A spacious and versatile chalet-style bungalow, tucked away in a quiet cul-de-sac and offering considerably more accommodation than you might expect.

Built as a two-bedroom bungalow, the property has been cleverly adapted to provide a generous first-floor bedroom with its own en-suite, giving the house a useful extra level of accommodation. The upstairs room could work equally well as a principal bedroom, guest suite, office or somewhere for older children to have their own space.

The ground floor starts with a particularly spacious entrance hall, with doors leading through to the main living areas and both of the original bedrooms.

The main living space is a good-sized kitchen/dining/living room, providing plenty of room for everyday life as well as entertaining. There is a separate bathroom and a conservatory at the rear, which makes a useful additional sitting or dining space and enjoys views over the garden.

Upstairs, the large bedroom benefits from an en-suite shower room. It is a surprisingly substantial room and adds a real degree of flexibility to the property.

Outside, the south-facing rear garden is a particular attraction, offering a sunny space to enjoy throughout the day. There is also a driveway providing off-road parking and a detached garage, giving plenty of useful storage or potential for hobbies.

The location is pleasantly tucked away in Manor Gardens, whilst Emsworth itself is close at hand. The town is well known for its harbour, independent shops, cafés and pubs, with Chichester Harbour providing plenty of opportunities for coastal walks and getting outdoors. Emsworth railway station also provides useful connections.

Overall, this is a property with a slightly different feel from the usual bungalow. The combination of two ground-floor bedrooms, a large additional bedroom upstairs, generous entrance hall, good-sized living space, south-facing garden, garage and driveway makes it a flexible home.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN / DINING / LIVING ROOM
20'3" x 13'5" (6.19 x 4.10)

CONSERVATORY
15'6" x 6'10" (4.73 x 2.10)

BEDROOM 2
12'2" x 11'10" (3.72 x 3.63)

BEDROOM 3
12'1" x 7'11" (3.70 x 2.43)

BATHROOM
5'8" x 5'6" (1.75 x 1.68)

FIRST FLOOR BEDROOM 1
17'4" x 17'2" (5.30 x 5.25)

EN-SUITE
7'9" x 3'9" (2.37 x 1.15)

GARAGE
17'10" x 8'7" (5.45 x 2.63)

COUNCIL TAX BAND
Chichester District Council: BAND C

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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Freehold



















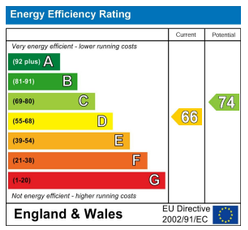

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