Guide Price £650,000

Bellevue Lane, Emsworth PO10 7PX

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THE ESTATE AGENTS

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HIGHLIGHTS

- DETACHED HOME
- THREE-BEDROOMS
- PRIVATE DRIVEWAY
- AMPLE OFF-ROAD PARKING
- DETACHED GARAGE
- POPULAR LOCATION
- BAY FRONTED LOUNGE
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- CALL TO VIEW

** CHARMING DETACHED HOME **

Situated in a popular residential location in the sought-after coastal town of Emsworth, this attractive three-bedroom home offers spacious open-plan living, versatile accommodation, a detached garage and excellent off-road parking.

The ground floor comprises an entrance hall with stairs leading to the first floor, a fitted kitchen which flows through to the dining area and spacious living room, creating a sociable open-plan living environment. The living area features an attractive bay window and a wood-burning stove, providing an attractive focal point to the room and an efficient additional source of heating. The property also benefits from the convenience of a ground floor cloakroom.

To the first floor are three bedrooms, together with a shower room benefiting from underfloor heating. The property offers well-balanced accommodation, making it an appealing prospect for families, couples or those looking for additional space to work from home.

Externally, the property benefits from a private driveway accessed via gates, providing ample parking for multiple vehicles. There is also a detached garage, offering further parking or useful storage space. The property has also benefited from recent roof improvements, including works to the roof structure and the replacement of associated external fittings.

The property enjoys a quiet and secluded setting, while Emsworth is a charming harbour town offering a lovely selection of independent shops, cafés, restaurants and local amenities. The picturesque waterfront and Chichester Harbour are nearby, providing opportunities for coastal walks and sailing. Emsworth railway station and the A27 also offer convenient connections to surrounding towns and cities.

Offering open-plan living, three bedrooms, a wood-burning stove, detached garage and the added advantage of a gated private driveway with ample parking, this property has plenty to offer.

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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
14'4" x 7'3" (4.39 x 2.23)

LIVING ROOM
14'9" x 11'4" (4.50 x 3.47)

DINING ROOM
18'6" x 10'11" (5.66 x 3.35)

GROUND FLOOR CLOAKROOM

BEDROOM ONE
14'3" x 11'5" (4.36 x 3.49)

BEDROOM TWO
12'10" x 10'5" (3.92 x 3.18)

BEDROOM THREE
9'1" x 7'4" (2.77 x 2.25)

SHOWER ROOM
6'4" x 6'3" (1.95 x 1.93)

DETACHED GARAGE
21'1" x 7'7" (6.44 x 2.33)

Anti Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band D
Havant Borough Council: BAND D

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.

Property Removals
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.

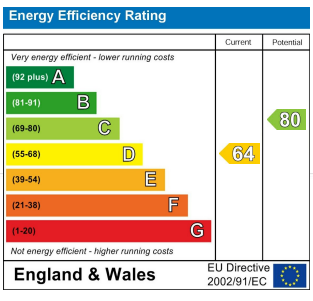
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Freehold







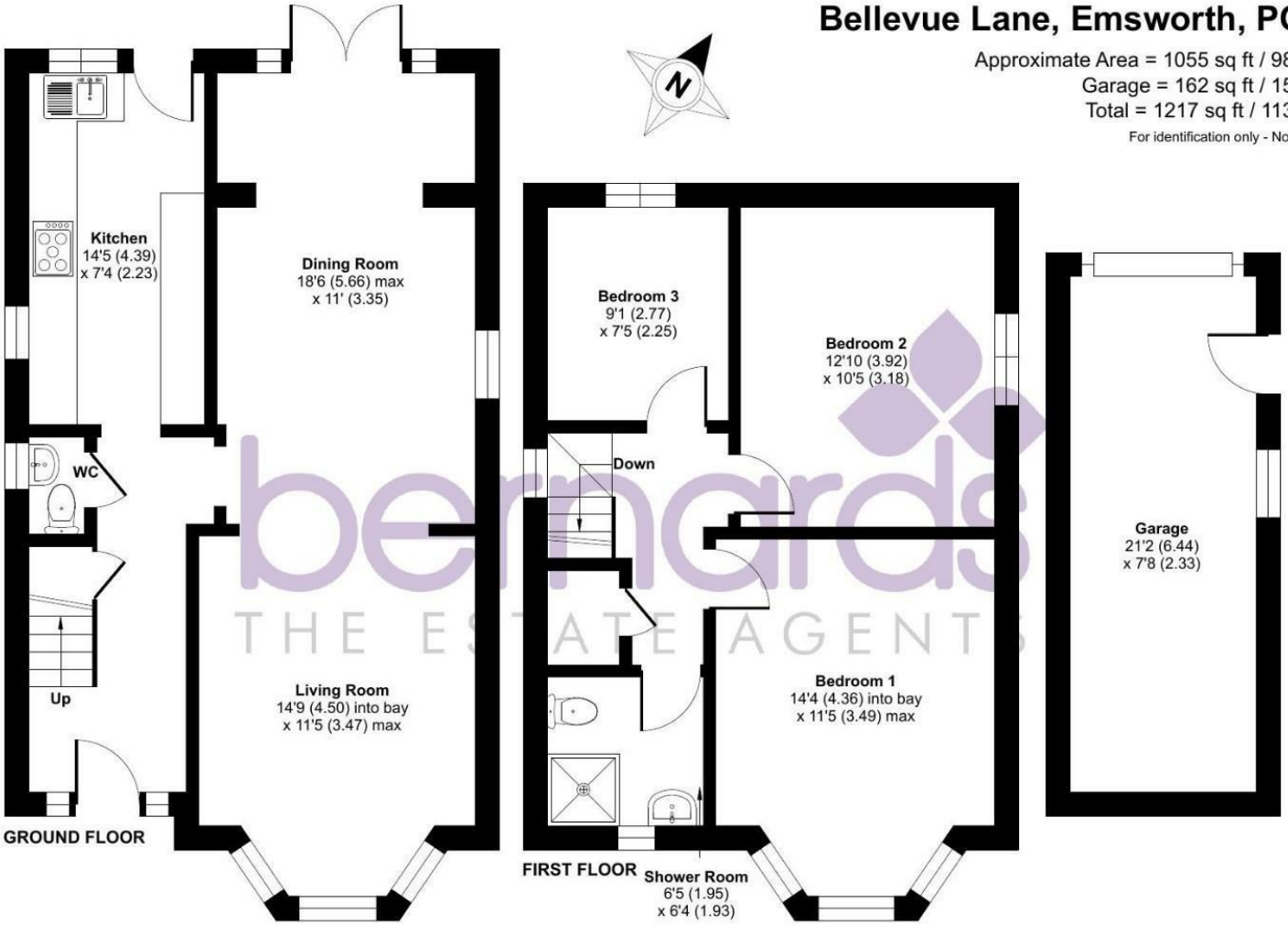




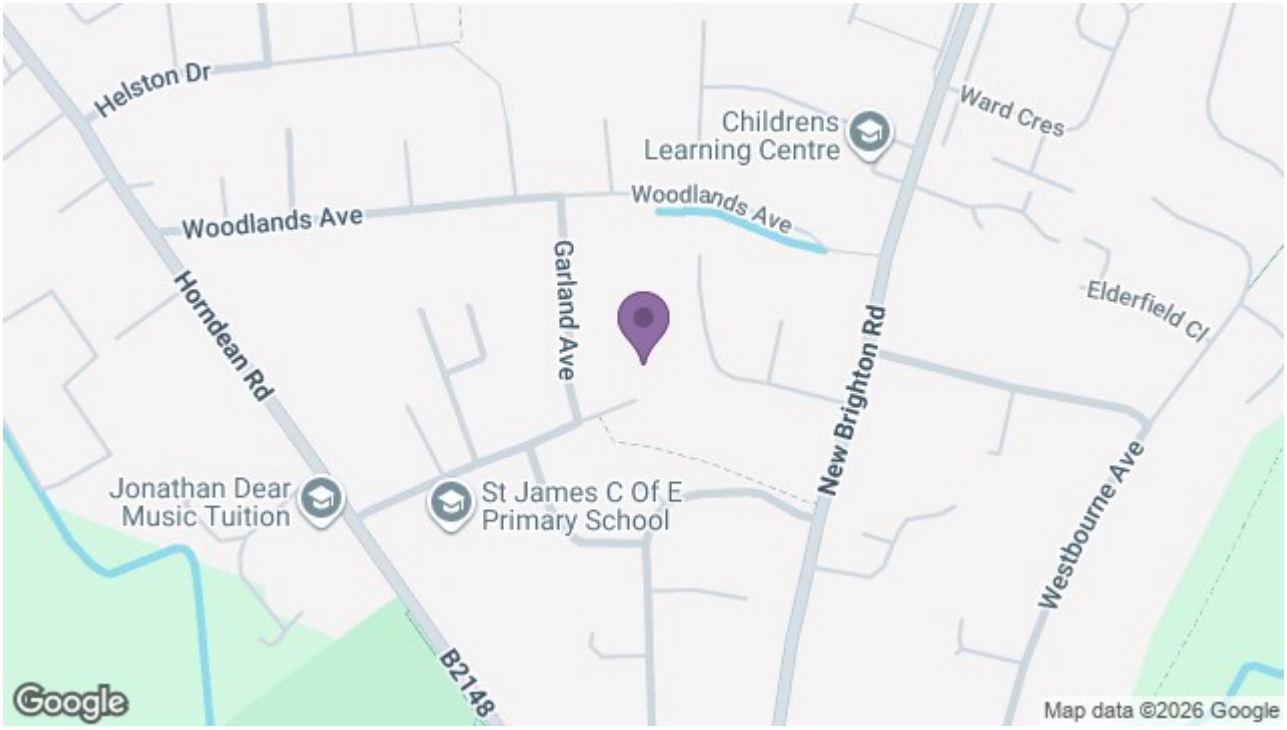
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Bellevue Lane, Emsworth, PO10

Approximate Area = 1055 sq ft / 98 sq m
Garage = 162 sq ft / 15 sq m
Total = 1217 sq ft / 113 sq m
For identification only - Not to scale



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: 1541935



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