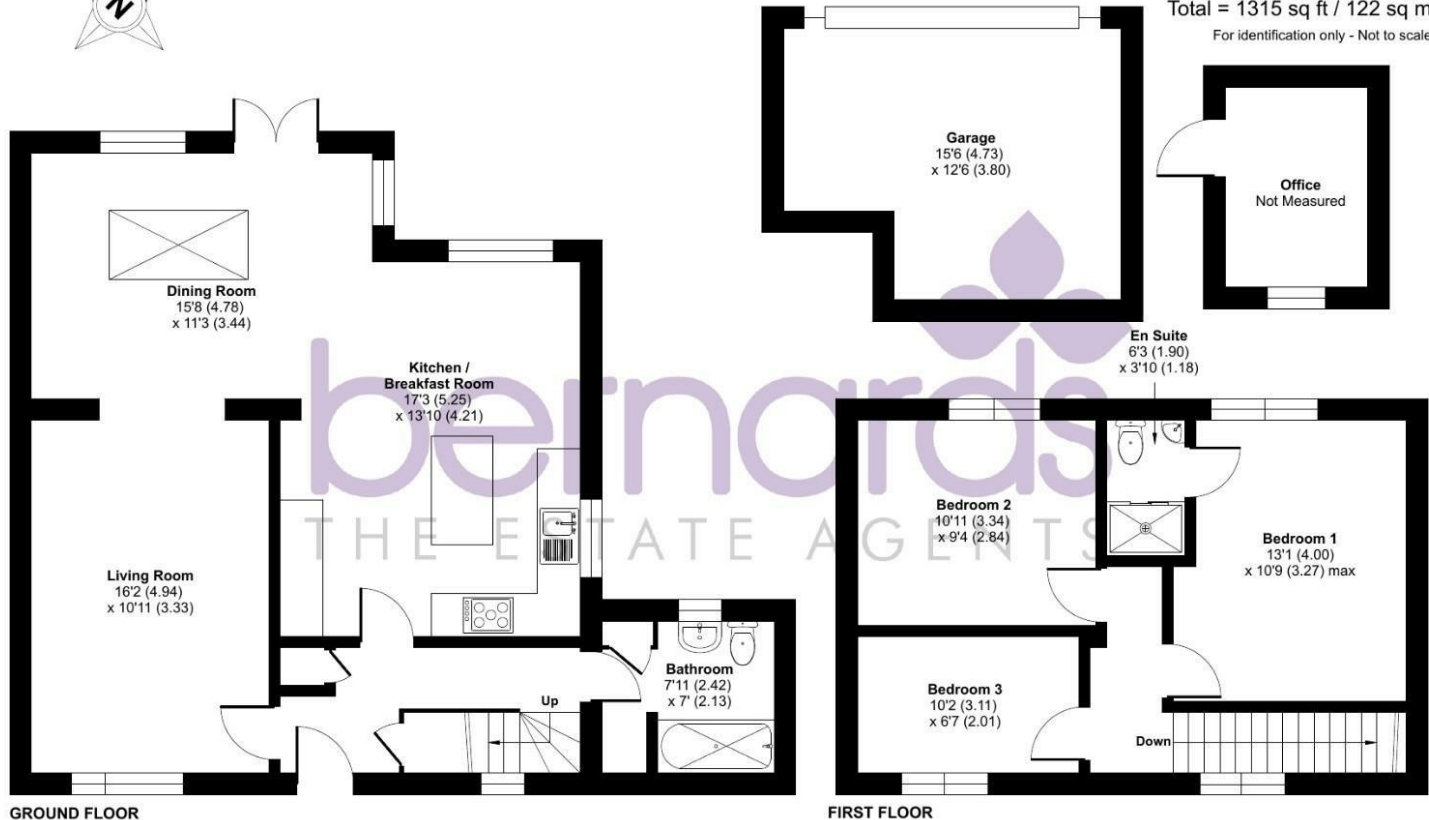




Mill Road, Emsworth, PO10

Approximate Area = 1142 sq ft / 106 sq m (excludes office)
Garage = 173 sq ft / 16 sq m
Total = 1315 sq ft / 122 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1437719



Offers In Excess Of £450,000

Mill Road, Emsworth PO10 8TH



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ SEMI DETACHED
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ LIVING ROOM
- ❖ DINING ROOM
- ❖ BATHROOM
- ❖ EN SUITE
- ❖ GARAGE
- ❖ GENEROUS GARDEN
- ❖ A MUST VIEW

Situated within the picturesque and highly desirable village of Westbourne, this beautifully presented semi-detached residence offers an exceptional balance of style, space, and modern family living. Extending to approximately 1,315 sq ft, the home has been thoughtfully arranged to create a comfortable yet refined living environment.

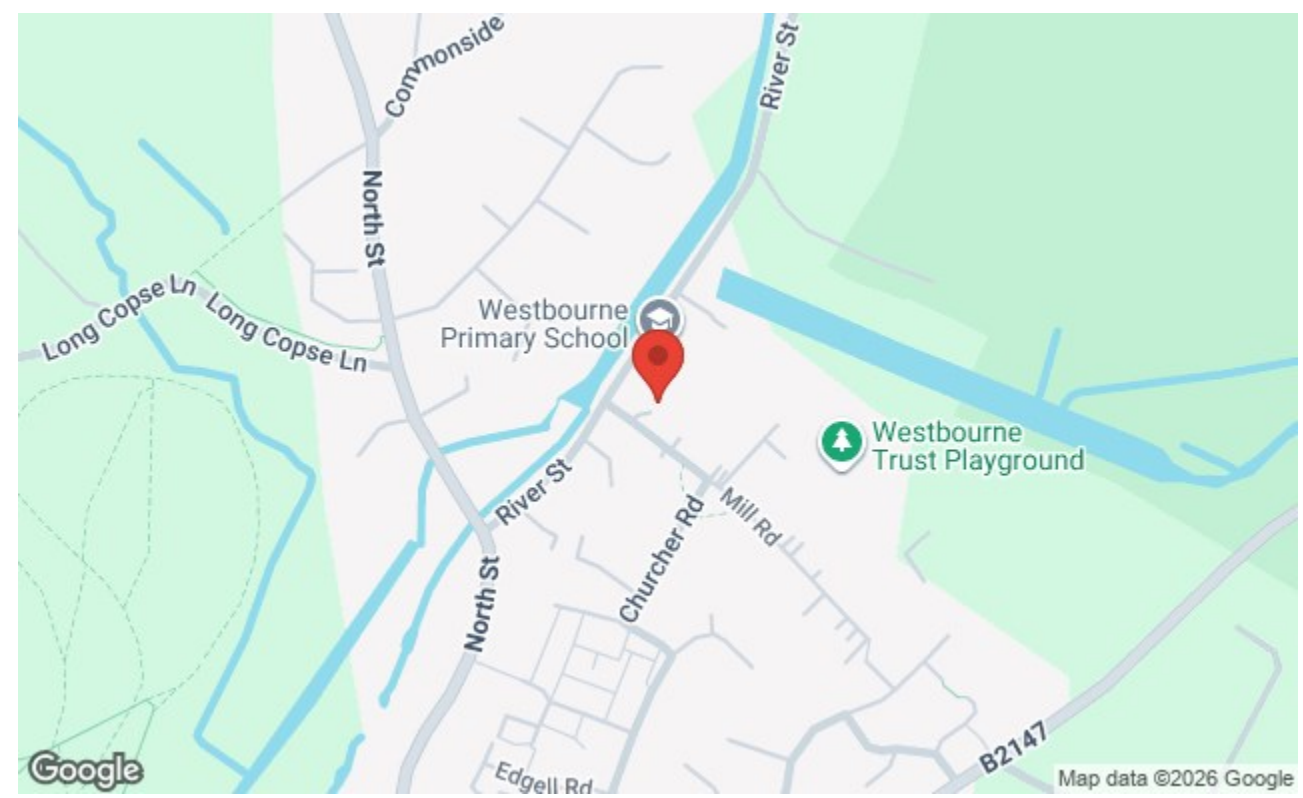
The property features three generously proportioned bedrooms, including an impressive principal suite complete with a private en suite bathroom, offering a peaceful retreat. The additional bedrooms are equally well-sized, providing ideal accommodation for family and guests.

At the heart of the home lies a superb kitchen/breakfast room, designed for both everyday living and effortless entertaining. This inviting space is complemented by a separate

dining room, ideal for more formal occasions, while the well-balanced reception areas throughout the property create a warm and welcoming atmosphere. A dedicated separate office provides a practical and private workspace, ideal for those working from home.

Outside, the property truly comes into its own. A generous rear garden provides an ideal setting for outdoor dining, relaxation, and family activities, all within a private and tranquil setting. To the front, the property benefits from ample off-road parking for up to three vehicles, along with a garage, ensuring practicality alongside its charm.

Combining village appeal with modern convenience, this delightful home presents a rare opportunity to acquire a spacious and versatile property in a sought-after location.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing
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PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT

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

HAVANT COUNCIL TAX BAND

Havant Borough 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!

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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.

TENURE OF PROPERTY

Freehold

KITCHEN/BREAKFAST ROOM

17'2" x 13'9" (5.25 x 4.21)

DINING ROOM

15'8" x 11'3" (4.78 x 3.44)

LIVING ROOM

16'2" x 10'11" (4.94 x 3.33)

BATHROOM

7'11" x 6'11" (2.42 x 2.13)

BEDROOM ONE

13'1" x 10'8" (4.00 x 3.27)

BEDROOM TWO

10'11" x 9'3" (3.34 x 2.84)

BEDROOM THREE

10'2" x 6'7" (3.11 x 2.01)

GARAGE

15'6" x 12'5" (4.73 x 3.80)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | England & Wales | |

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