

Guide Price £425,000

Belfer Gardens, Emsworth PO10
7FJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI-DETACHED HOME
- THREE BEDROOMS
- MODERN THROUGHOUT
- SAXON CORNER DEVELOPMENT
- GOOD SIZE GARDEN
- DRIVEWAY
- DETACHED GARAGE
- EN-SUITE TO MASTER
- OPEN-PLAN KITCHEN / DINING ROOM
- CALL TO VIEW

** MODERN FAMILY HOME **

We are pleased to welcome to market this beautifully presented modern semi-detached home situated within the sought-after Saxon Corner development in Emsworth. Offering well-planned accommodation arranged over two floors, the property has been finished to a high standard throughout and provides a comfortable and practical home for modern family life.

The ground floor comprises a welcoming entrance hall, a generous living room and a spacious kitchen/dining room. The kitchen is fitted with a smart range of wall and base units, integrated appliances and ample workspace, with the adjoining dining area providing a sociable space for everyday meals and entertaining. A useful downstairs WC completes the ground floor.

Upstairs are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a well-appointed family bathroom and two further

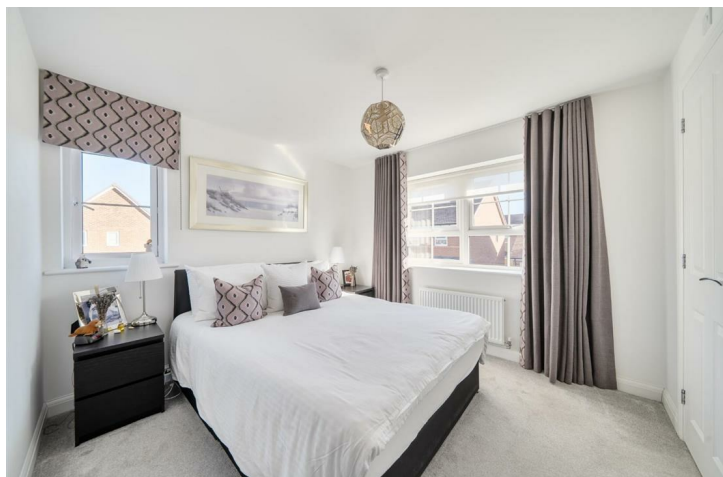
bedrooms, offering flexibility for family, guests or home working.

Outside, the property has a lovely garden, ideal for relaxing in the evenings or entertaining guests. The garden is enclosed by attractive brick walls, creating a private and secure outdoor space. To the front, there is a private driveway providing off-road parking, together with a detached garage offering useful additional storage.

Saxon Corner is a popular residential development within easy reach of the amenities and attractions of Emsworth. The town is a charming coastal community on the edge of Chichester Harbour, with a picturesque waterfront, historic millpond, independent shops, cafés, restaurants and a range of everyday amenities. The surrounding area offers plenty of opportunities for coastal walks, countryside pursuits and enjoying the harbour, while Emsworth railway station provides connections towards Portsmouth, Chichester and beyond.

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02392 482147
www.bernardsea.co.uk





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PROPERTY INFORMATION

LIVING ROOM

16'3" x 10'4" (4.97 x 3.16)

KITCHEN / DINING ROOM

16'4" x 10'4" (5.00 x 3.16)

WC

BEDROOM 1

13'11" x 12'9" (4.26 x 3.90)

EN-SUITE

6'8" x 4'8" (2.04 x 1.43)

BEDROOM 2

12'5" x 10'4" (3.81 x 3.16)

BEDROOM 3

7'3" x 6'9" (2.23 x 2.08)

BATHROOM

6'8" x 4'8" (2.04 x 1.43)

GARAGE

19'9" x 9'10" (6.04 x 3.00)

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.

Tenure of Property

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



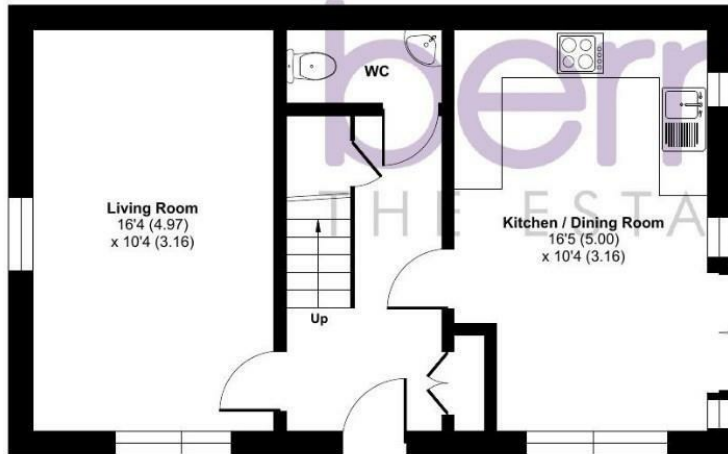
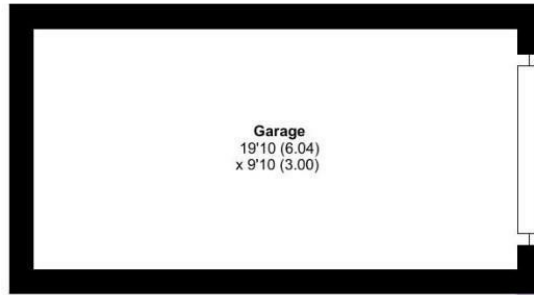
Belpher Gardens, Emsworth, PO10

Approximate Area = 906 sq ft / 84.1 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1101 sq ft / 102.2 sq m

For identification only - Not to scale

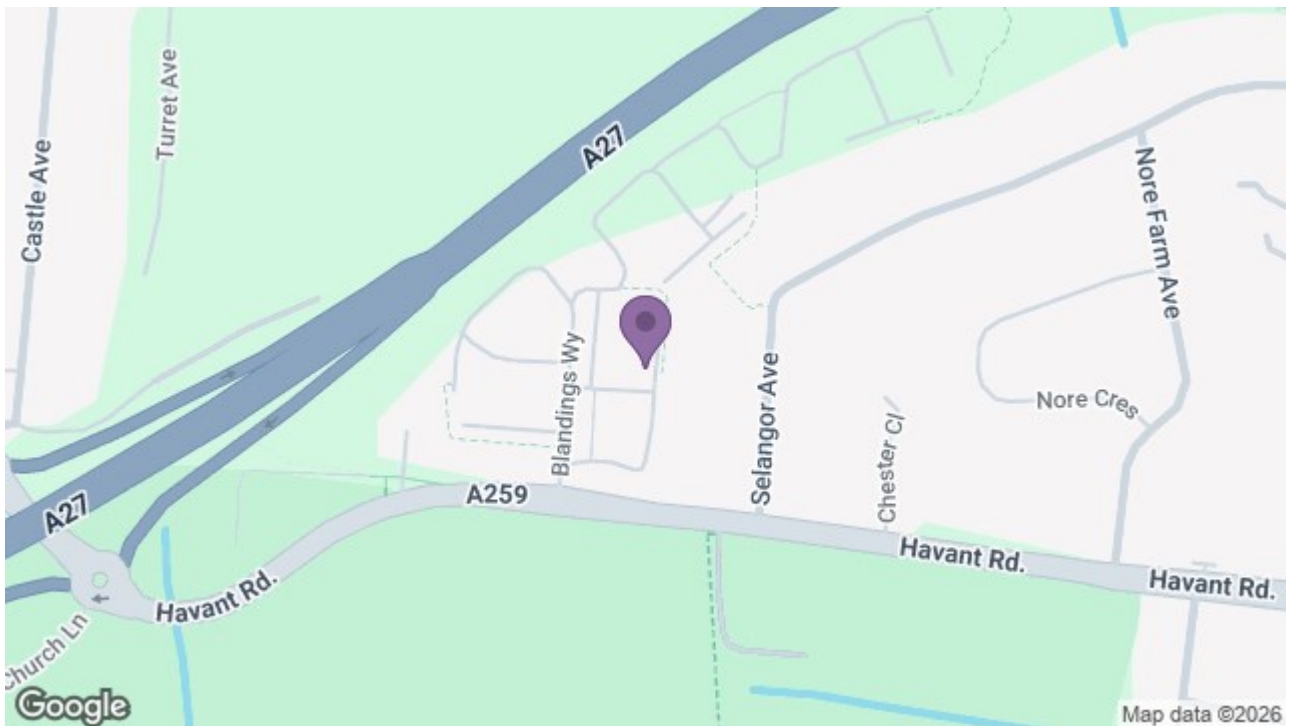


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1524824



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX

t: 02392 482147

