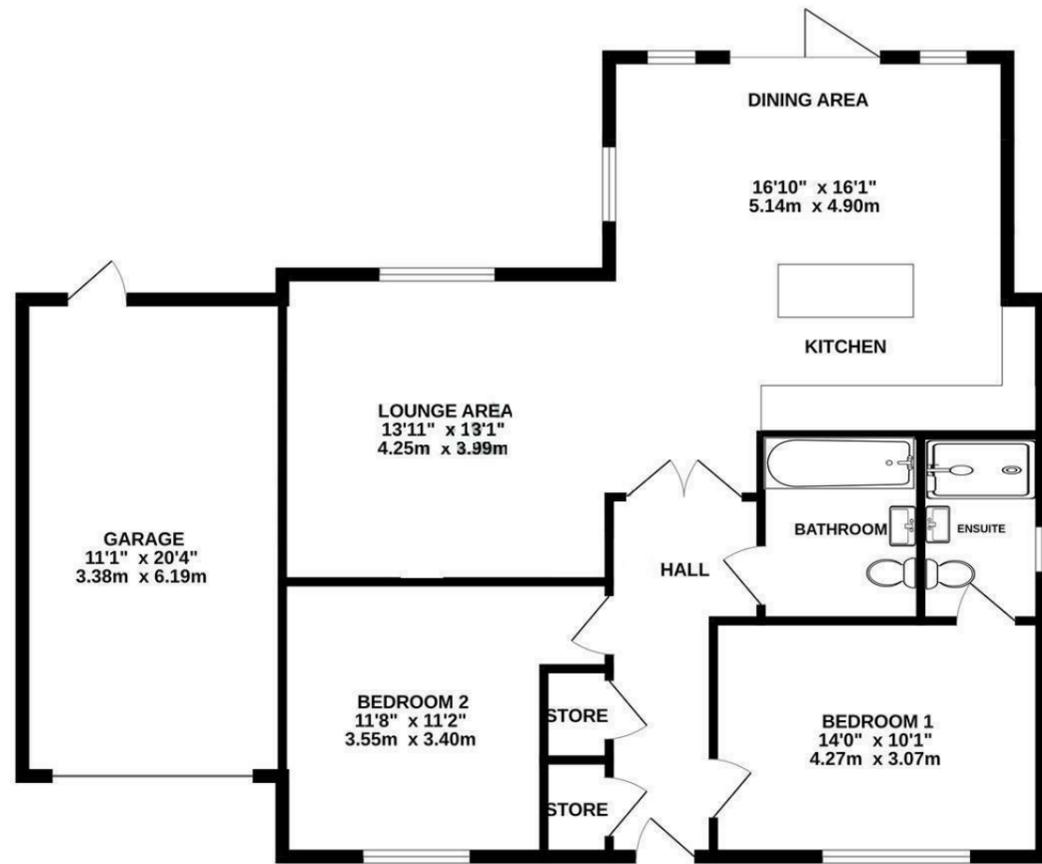


FOR SALE

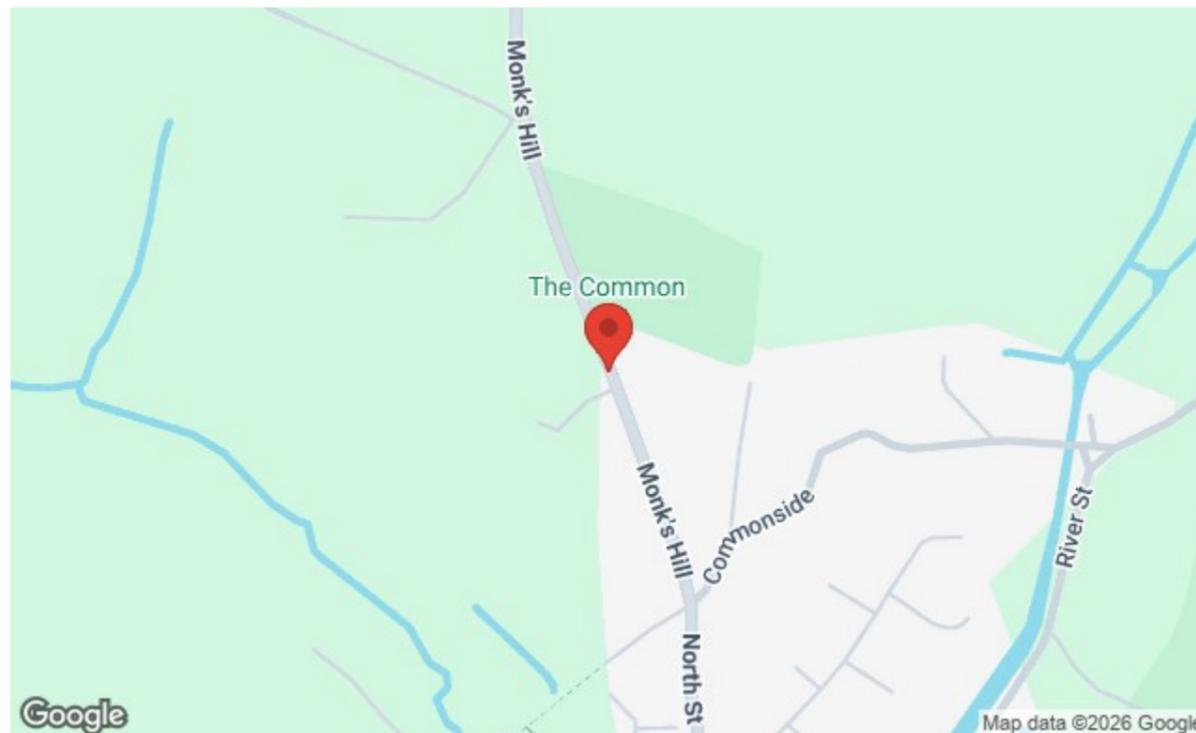
£525,000

Monks Hill, Emsworth PO10 8SX

bernards
THE ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- ❖ EXCLUSIVE DEVELOPMENT
- ❖ ONLY NINE BUNGALOWS
- ❖ TWO BEDROOM DETACHED
- ❖ OPEN PLAN LIVING
- ❖ HIGH SPEC KITCHEN
- ❖ PRIMARY WITH ENSUITE
- ❖ WEST FACING GARDEN
- ❖ AIR SOURCE HEAT SYSTEM
- ❖ UNDERFLOOR HEATING
- ❖ EV CHARGING POINT & GARAGE

Kingsbury Gardens is a unique and exclusive new development of just nine, 2 and 3 bedroom detached and link detached bungalows set on the outskirts of the sought after village of Westbourne.

Plot 1 offers a spacious open plan kitchen/dining/living room with bi-fold doors opening onto the rear garden whilst the kitchen benefits from fitted wall and base units with stone worktops and matching upstand and integrated appliances to include Bosch single oven and induction hob, integrated washer dryer, Indesit dishwasher and fridge/freezer, 30 cm Caple Wine Cooler and Quooker Hot Tap. The master bedroom enjoys an en-suite shower room and there is also a family bathroom. The garden benefits from a paved patio area, an external tap, there is also a single garage and parking.

SPECIFICATION: Kitchen
 * Kitchen units from 'Tailor Made Kitchens'
 * Stone worksurfaces with matching upstand
 * Bosch single oven and induction hob
 * Integrated washer/dryer, Indesit dishwasher and

fridge/freezer
 * 30 cm Caple wine cooler
 * Quooker hot tap

Bathrooms and En-suite
 * Porcelanosa tiled floor
 * White sanitary ware
 * Full height tiling to the bath/shower areas with half high to the remainder
 * Basin with a vanity unit under
 * Shaver points

General
 * Under floor heating throughout
 * LVT or carpet throughout (except wet areas)
 * Daiken air source heat pump
 * Satin electrical face plates with USB sockets to master bedroom and kitchen
 * TV Point to living room and all bedrooms
 * BT Fibre and Cat 6 connected
 * Power and light to garage

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



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PROPERTY INFORMATION

OPEN PLAN LIVING AREA

13'11" x 13'1" (4.25 x 3.99)

KITCHEN/DINING AREA

16'10" x 16'0" (5.14 x 4.90)

BEDROOM ONE

14'0" x 10'0" (4.27 x 3.07)

BEDROOM TWO

11'7" x 11'1" (3.55 x 3.40)

GARAGE

11'1" x 20'3" (3.38 x 6.19)

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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