





9 Cooks Lane

Emsworth, PO10 8LG

- DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
- INTEGRAL GARAGE
- MODERN KITCHEN
- THREE/FOUR BEDROOMS
- DRIVEWAY
- EN-SUITE OFF MASTER BEDROOM
- IDEAL FAMILY HOME

This beautifully refurbished detached family home is located in the highly desirable Southbourne area and offers versatile, high-quality accommodation throughout. Finished to an exceptional standard, the property features flexible ground floor living, a contemporary kitchen with additional garden room and utility, a low-maintenance rear garden, driveway parking, and an integral garage. Ideally positioned within walking distance of the train station and local shops, and conveniently located between Emsworth and Chichester, this is a superb home for families and commuters alike.



Price £475,000



ChatGPT said:

This immaculately presented and fully refurbished detached family home is situated in the highly sought-after area of Southbourne and offers stylish, flexible accommodation finished to an exceptional standard. The current owners acquired the property as a renovation project and have meticulously transformed it, creating a contemporary home that is ready to move into.

Upon entering, you are welcomed into a central entrance hall with doors leading to the principal ground floor rooms. To the front of the property is a room currently arranged as a dining room, although it could equally serve as a fourth bedroom if required. Opposite, the separate sitting room is generously proportioned and filled with natural light, providing a comfortable and inviting space for family living.

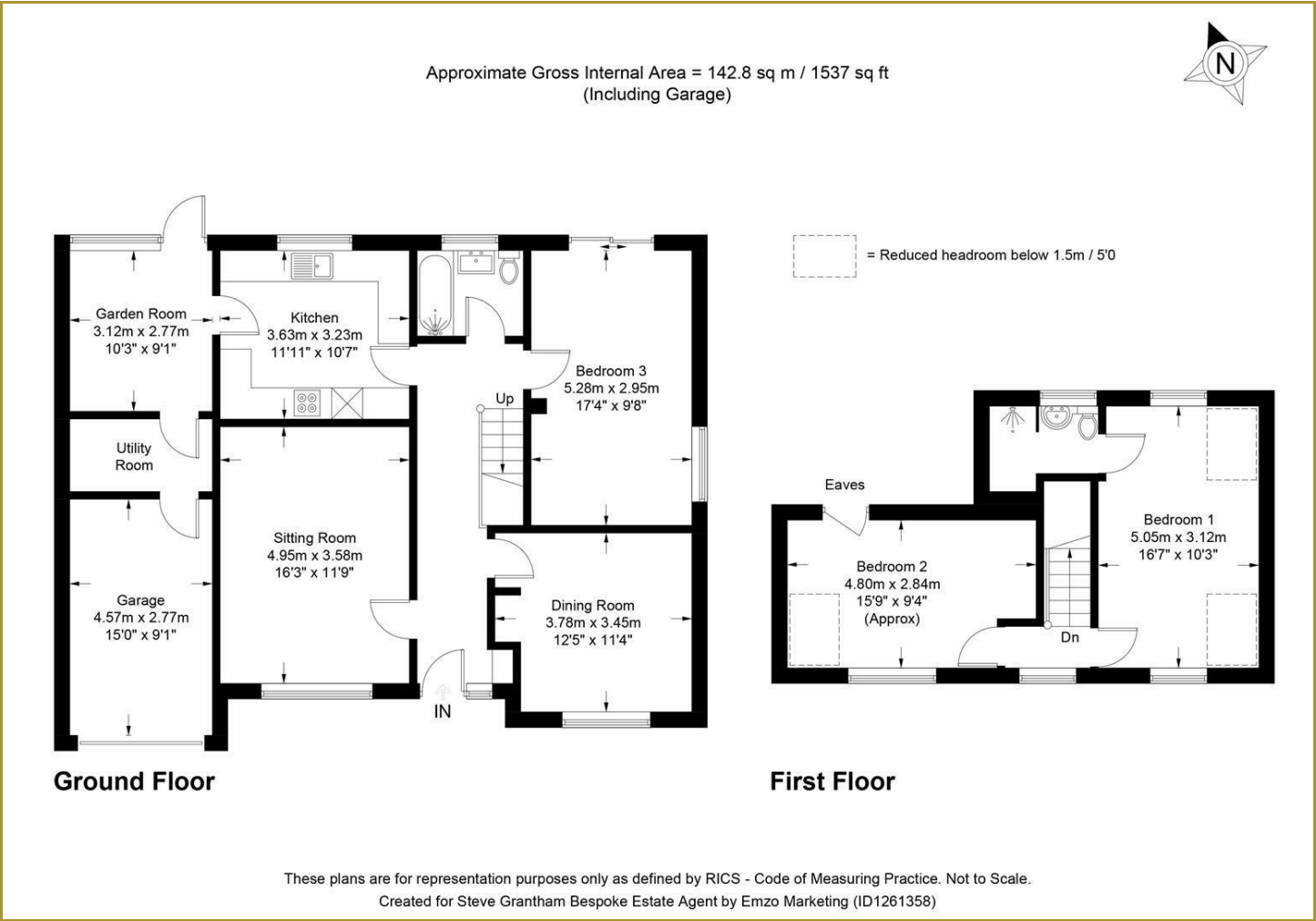
Further along the hallway is a modern ground floor bathroom, which serves the double bedroom located at the rear of the property. The kitchen is sleek and contemporary in design and is fully equipped with all the modern appliances and features expected of a newly fitted kitchen. Leading from the kitchen is an additional versatile room, ideal as a breakfast area, garden room, or further seating space, with a separate utility room also accessed from this area.

Outside, the rear garden has been designed for ease of maintenance, featuring a patio seating area and artificial lawn. To the front, the property benefits from a driveway, a separate shingled garden area, and an integral garage. Located in a well-regarded area, the home is within walking distance of the train station and local shops and is conveniently positioned between the popular centres of Emsworth and Chichester, making it an excellent choice for families and commuters alike.

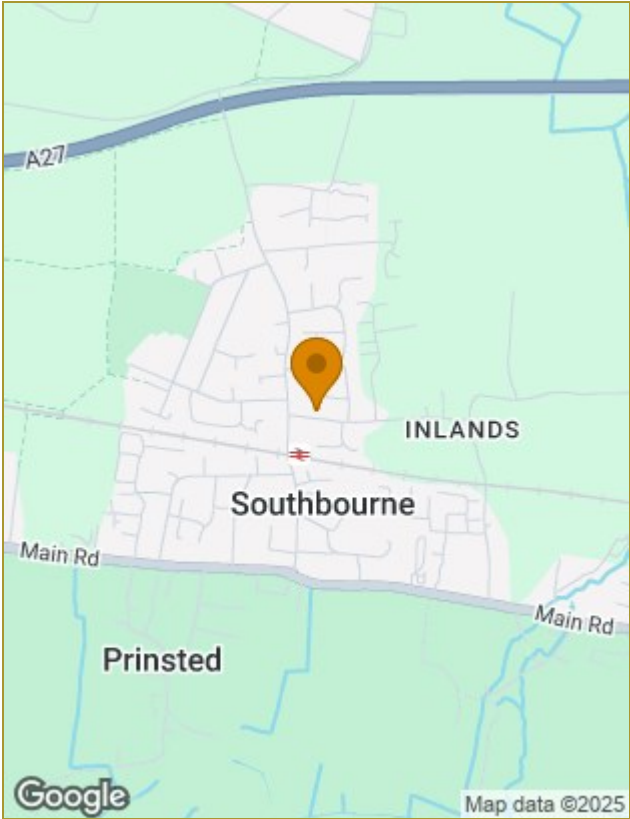




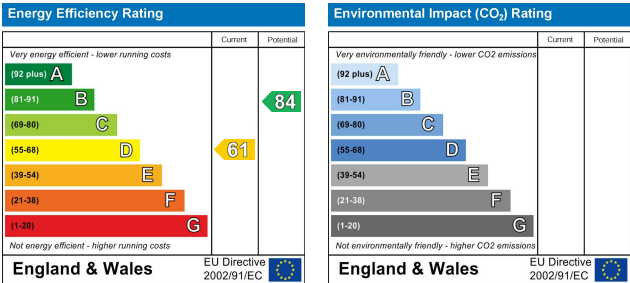
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.