



Price
£695,000

Freehold

3x  1x  3x 

**Old Rectory Close,
Emsworth, Hampshire,
PO10**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Extremely sought after rarely available location
- Secluded private road Westbourne close
- River Ems running to side of garden
- Sizeable and flexible ground floor living accommodation
- No forward chain

Accommodation

GROUND FLOOR

Hallway

Kitchen : 18'0 x 10'4 (5.49m x 3.15m)

Dining Room : 16'0 x 11'1 (4.88m x 3.38m)

Lounge: 26'9 x 11'1 (8.16m x 3.38m)

Study: 8'8 x 6'8 (2.64m x 2.03m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1 : 15'0 x 11'1 (4.58m x 3.38m)

Bedroom 2: 11'6 x 9'1 (3.51m x 2.77m)

Bedroom 3: 9'5 x 8'8 (2.87m x 2.64m)

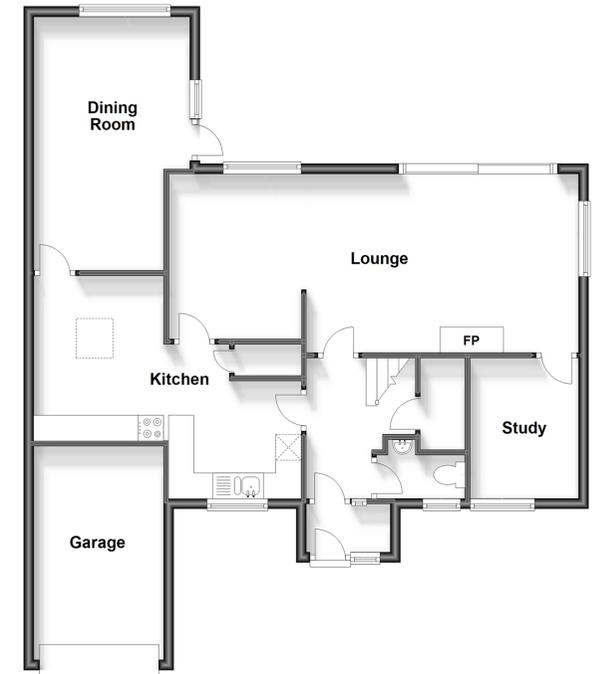
Shower Room

OUTSIDE

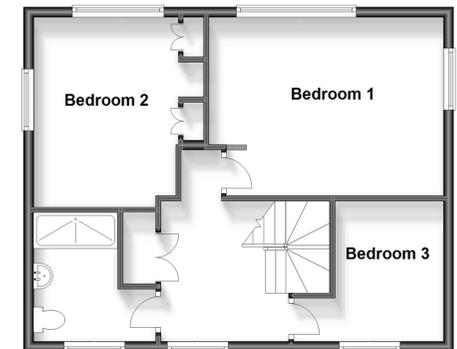
Front & Rear Gardens

Garage & Driveway

Ground Floor
Approx. 86.7 sq. metres (932.9 sq. feet)



First Floor
Approx. 50.9 sq. metres (547.4 sq. feet)



Call Emsworth - 01243 377888 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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