



4 Christopher Way, Emsworth

Guide Price £500,000 Freehold



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Emsworth

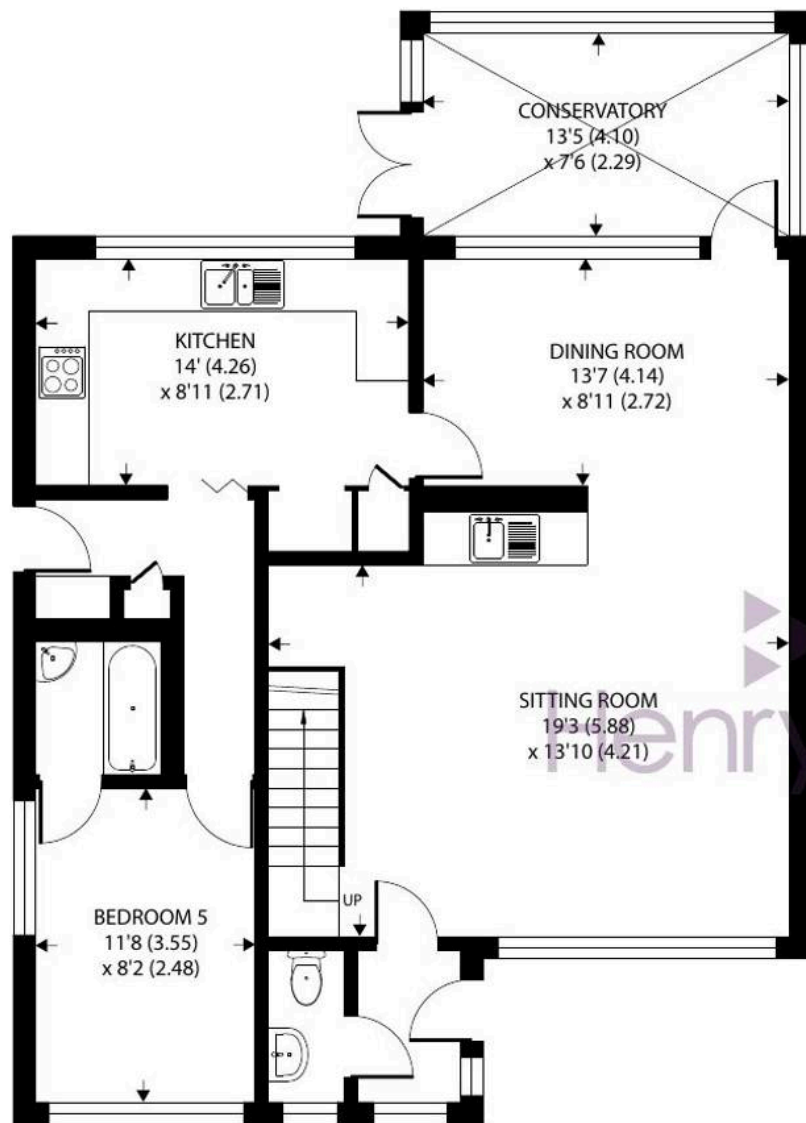
- Superior Four Bedroom Detached Family Home
- Spacious Living Room
- Modern Well-Equipped Kitchen
- Conservatory
- Converted Garage to a Downstairs Bedroom with an Ensuite Bathroom
- Three Further Bedroom, One with En Suite Bathroom
- Convenient Cloakroom
- Low-Maintenance Mediterranean Style Secluded Rear Garden
- Newly Installed Boiler
- Prime Emsworth Location

Introducing this superior four-bedroom detached family home situated in a prime Emsworth location. The property boasts a spacious living room, ideal for hosting guests or enjoying family time. A modern, well-equipped kitchen provides the perfect setting for culinary creations. A delightful conservatory offers a relaxing space to unwind with views of the low-maintenance Mediterranean style secluded rear garden. The property also includes a convenient cloakroom for practicality and ease.

Convenience meets luxury with the converted garage now serving as a downstairs bedroom complete with an ensuite bathroom, offering flexibility for guests or extended family stays. Additionally, three further bedrooms await upstairs, one of which features its own ensuite bathroom for added comfort and privacy.







GROUND FLOOR

4 Christopher Way, Emsworth

Approximate Area = 1592 sq ft / 147.9 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
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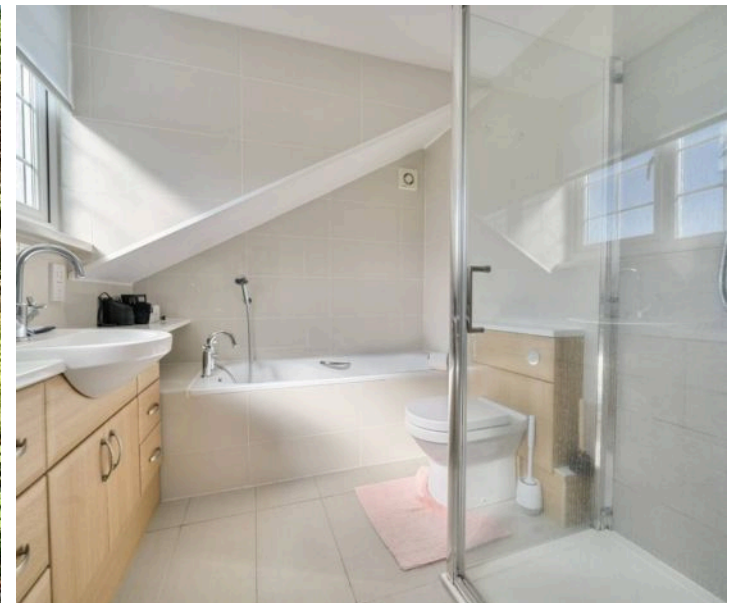
For added peace of mind, a newly installed boiler ensures efficient heating throughout the home. Whether entertaining in the living room, preparing meals in the kitchen, or enjoying the tranquillity of the conservatory, this property offers a harmonious blend of comfort and function. Ideal for families seeking a modern living space in a sought-after location, this property presents a unique opportunity to call Emsworth home.

Don't miss the chance to make this exceptional property your own and experience the convenience and luxury it has to offer. Book a viewing today and envision the endless possibilities this four-bedroom detached house holds for you and your family.

Christopher Way, off New Brighton Road, is a family-friendly residential road in a popular part of Emsworth just north of the town centre. It is served by the well-renowned St James' Primary School. Emsworth itself is a picturesque former fishing village with amenities for all day-to-day needs including several butchers, greengrocers, two small supermarkets, several public houses and restaurants. The railway station connects Emsworth with Chichester in the east and Portsmouth and Southampton in the west, with mainline connections provided via Havant, where you will also find more comprehensive shopping and leisure facilities.

Council Tax band: E

EPC Energy Efficiency Rating: D





Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.