



8 Spire View, Emsworth PO10 7GF  
Price £385,000 Freehold

## 8 Spire View

### Emsworth

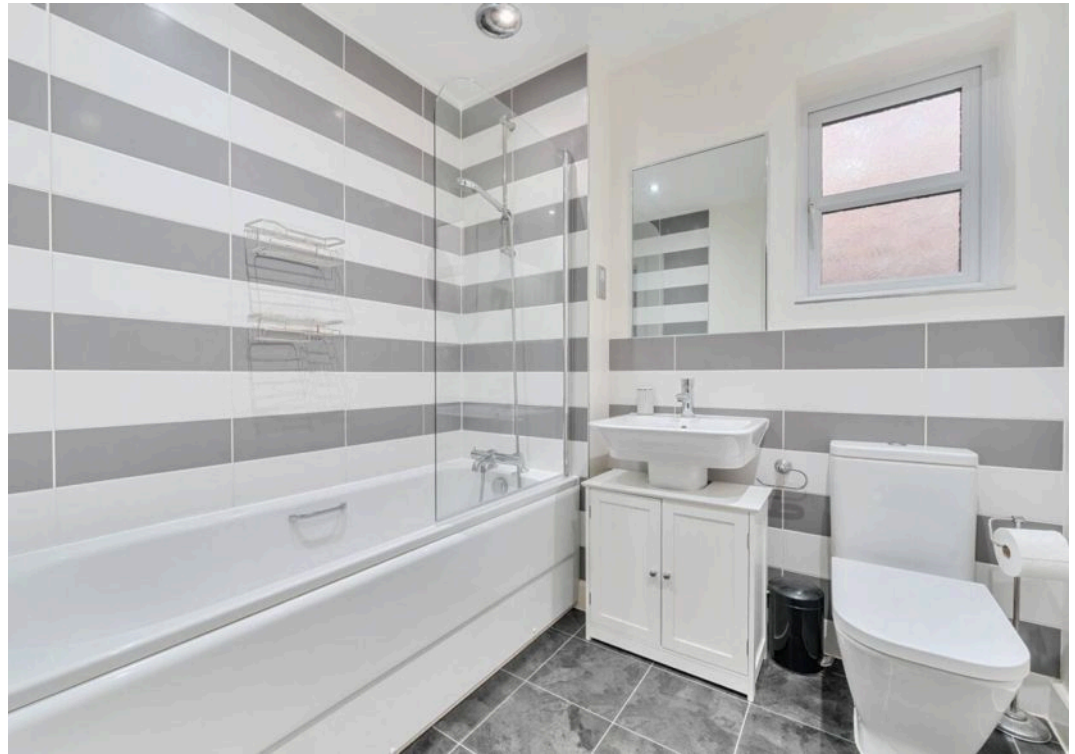
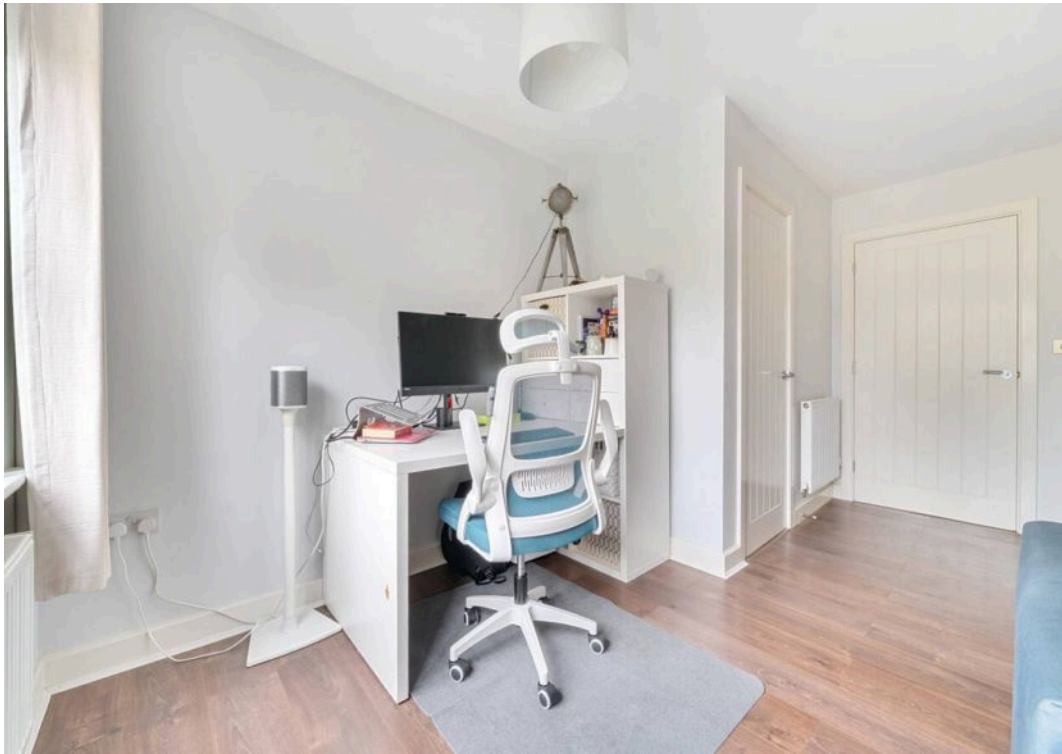
- Three Bedroom Semi-Detached Home
- Modern Throughout
- Primary Bedroom With En-Suite
- South West Garden
- Garage and Parking
- Easy Access to Hampshire Farm Meadow

Nestled in a highly sought-after location in Emsworth, this light-filled and spacious three-bedroom semi-detached house presents a perfect blend of modern design and everyday comfort, ideal for those seeking a stylish, low-maintenance home.

Upon entering the welcoming hallway, a contemporary fitted kitchen sits to the front aspect of the home, featuring sleek countertops, integrated appliances, and generous storage. To the rear of the property is a bright sitting and dining room, where full-height doors open onto the garden, creating an inviting space for relaxation. Completing the ground floor is a WC cloakroom for guests and family members.

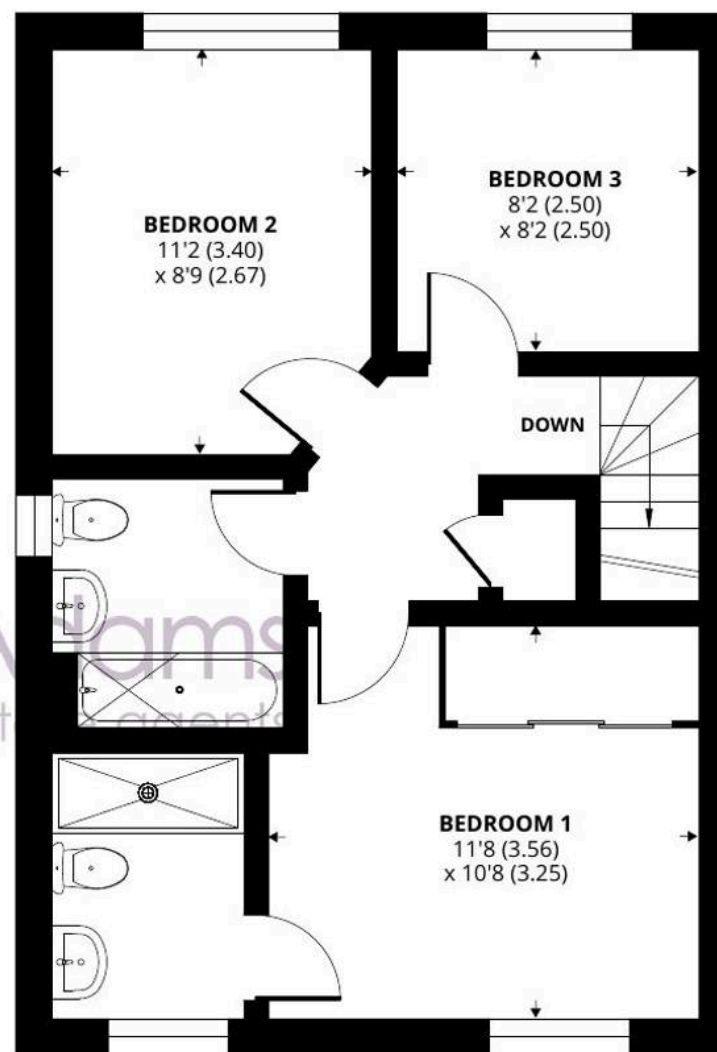
Upstairs, the beautifully presented principal bedroom boasts fitted wardrobes and a modern en-suite shower room, providing a private sanctuary for rest and renewal. Two further well-proportioned bedrooms offer flexibility for family, guests, or home working, complemented by a modern family bathroom with elegant fixtures and finishes.







GROUND FLOOR



FIRST FLOOR

## 8 Spire View, Emsworth, PO10 7GF

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1339835

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Outside, the landscaped, low-maintenance garden provides a tranquil backdrop for entertaining or quiet reflection, complete with patio seating and a useful storage shed. The property also benefits from a garage and private parking for added convenience. Perfectly positioned adjacent to Hampshire Farm Meadow, this home offers direct access to open green space, ideal for dog walking, outdoor leisure, and family adventure, all while remaining close to local amenities and transport links.

Spire View is situated to the north of Emsworth on the popular Redlands Grange development in convenient proximity to the railway station and the village centre. Close to both the A27 and A3M trunk roads, the property is very well connected. The railway station at Emsworth is on the Southampton to Brighton Line, whilst nearby Havant has direct trains to London Waterloo and London Victoria via Gatwick Airport. The historic city of Chichester lies to the East with its Festival Theatre and racing at Goodwood whilst the foreshore of Chichester Harbour to the south provides opportunities for the sailor and birdwatcher alike with many sailing clubs and coastal walks.

Council Tax band: C

EPC Energy Efficiency Rating: C

Management Fee: £220 Per Year





## Henry Adams - Emsworth

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

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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