



**Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Highland Road,  
Emsworth, Hampshire,  
PO10**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- **Extended semi-detached family home**
- **Spacious ground floor accommodation**
- **Generous driveway offering parking for numerous vehicles**
- **Located within easy reach of Emsworth town centre and Mill Pond**
- **Close proximity to transport links**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 25'7 x 11'8 (7.80m x 3.56m)  
 Kitchen : 23'4 x 9'4 (7.12m x 2.85m)  
 Dining Area : 11'6 x 8'9 (3.51m x 2.67m)  
 Conservatory : 11'8 x 10'2 (3.56m x 3.10m)

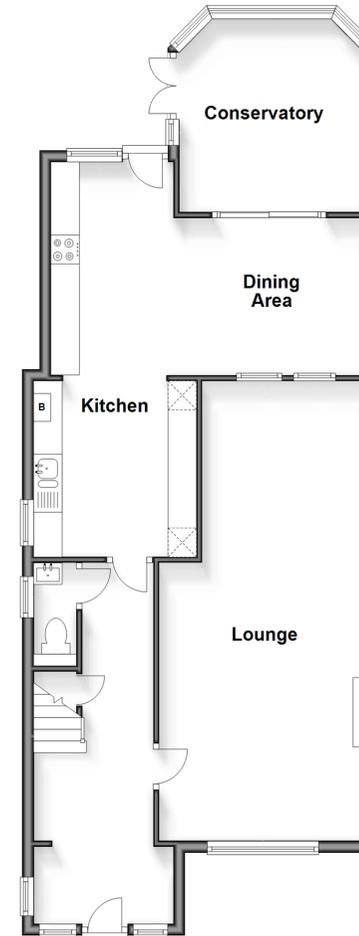
### FIRST FLOOR

Landing  
 Bedroom 1: 11'9 x 10'6 (3.58m x 3.20m)  
 Bedroom 2 : 11'9 x 10'1 (3.58m x 3.08m)  
 Bedroom 3: 9'9 x 7'0 (2.97m x 2.14m)  
 Shower Room

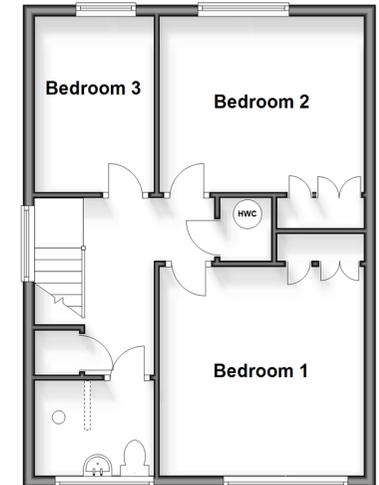
### OUTSIDE

Rear Garden  
 Off Road Parking

**Ground Floor**  
 Approx. 78.1 sq. metres (840.6 sq. feet)



**First Floor**  
 Approx. 46.1 sq. metres (496.7 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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