

Borland & Borland
Independent Estate Agent

7a Warblington Road, Emsworth

PO10 7HE

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- SOUTH/WEST CORNER OF EMSWORTH... Perfectly positioned just a few minutes' walk from the heart of Emsworth, this five-bedroom home enjoys all the benefits of town-centre living, with independent shops, cafés, restaurants, the harbour and railway station all close at hand.
- Arranged over three floors, the property offers flexible and well-proportioned accommodation including a spacious sitting/dining room, fitted kitchen, cloakroom, family bathroom and five bedrooms. Outside, there is a low-maintenance, West-facing rear garden and a garage.

- WALKING DISTANCE TO EMSWORTH TOWN CENTRE & HARBOUR
- FIVE BEDROOMS OVER THREE FLOORS
- SPACIOUS SITTING/ DINING ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE
- WEST FACING GARDEN

Asking Price
£495,000
Freehold




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ACCOMMODATION

<u>Ground Floor:</u>

- Entrance hall with cloakroom
- Spacious sitting/dining room
- Fitted kitchen

First Floor:

- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family bathroom

Second Floor:

- Principal bedroom

Outside:

- Rear garden
- Detached garage

EPC:
Council Tax: C









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LOCATION

Located within a few minutes' walk of Emsworth High Street with its range of independent shops & convenience stores including post office, greengrocers, butchers as well as doctor/dental surgeries, cafés and pubs/restaurtants.

Moments from the Harbour foreshore and Emsworth's two Sailing Clubs, ideal for coastal walks & water pursuits. Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth and Brighton.

There is a lively sailing community in Emsworth with its two sailing clubs & a slipway.



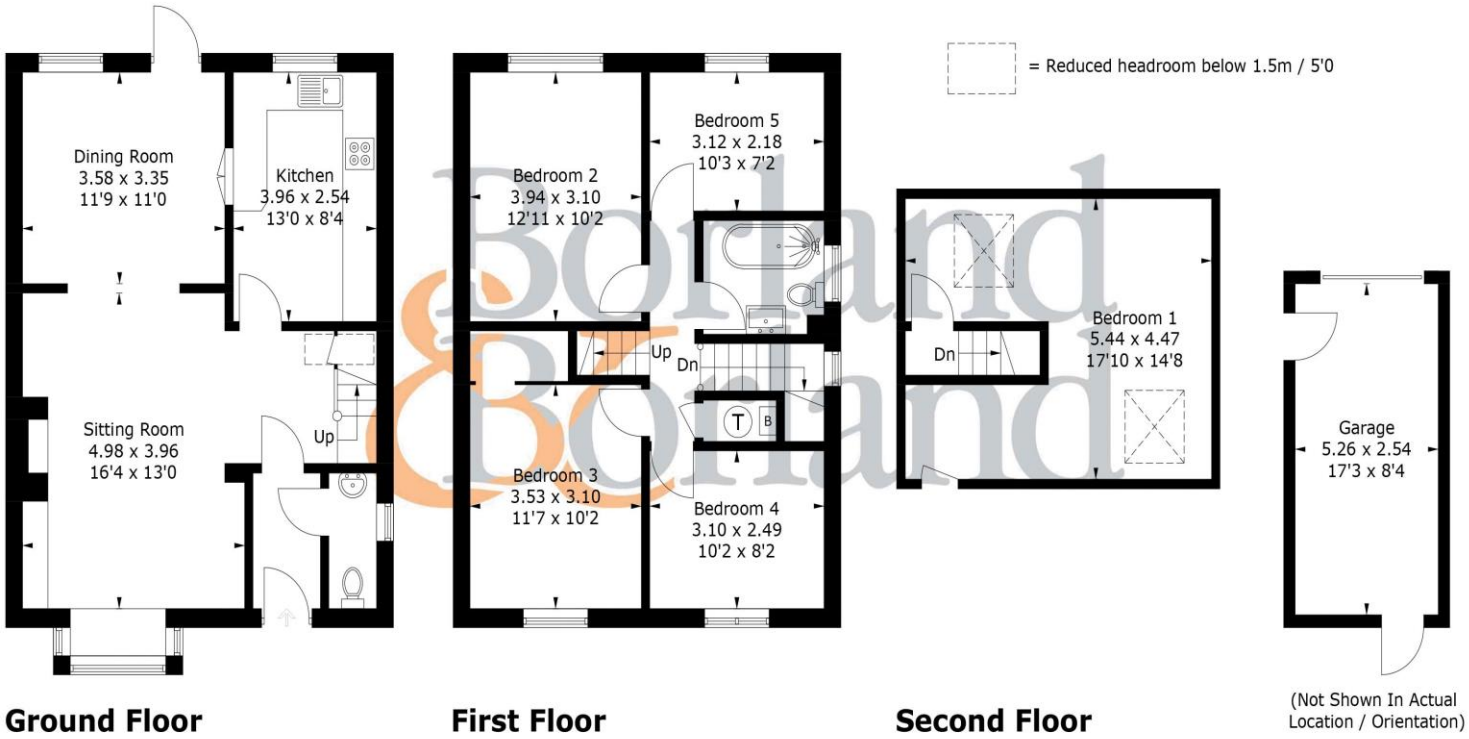





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7A, Warblington Road, PO10 7HE

Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 146.3 sq m / 1574 sq ft







Directions
SAT NAV: PO10 7HE

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
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