

Borland & Borland
Independent Estate Agent

59 Victoria Road, Emsworth

Emsworth, PO10 7NJ

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NO FORWARD CHAIN... Well-presented three-bedroom terraced home, conveniently positioned within a comfortable walking distance of Emsworth town centre and railway station.
The accommodation comprises an entrance hall, bright bay-fronted sitting room and a generous kitchen/dining room with ample space for a dining table and doors opening directly onto the rear garden. Upstairs are two spacious double bedrooms, a third bedroom and family bathroom. Outside, the rear garden is mainly laid to lawn with a paved patio and useful covered seating area, providing an excellent space for outdoor dining and entertaining. To the front is off-road parking.

- THREE-BEDROOM TERRACED HOME
- SPACIOUS KITCHEN/DINING ROOM
- BAY-FRONTED SITTING ROOM
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- WEST FACING REAR GARDEN
- NO FORWARD CHAIN

Asking Price
£365,000
Freehold





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ACCOMMODATION

Ground Floor:

- Entrance hall
- Bay-fronted sitting room
- Spacious kitchen/dining room

First Floor:

- Two generous double bedrooms
- Bedroom Three/ Study
- Family bathroom

External:

- West-facing rear garden
- Covered seating area
- Off-road parking to the front

EPC: C
Council tax: C









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LOCATION

Emsworth is situated within the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, renowned for its recreational sailing and attractive waterside setting. The town has a thriving centre with a wide selection of independent shops, cafés, restaurants and local amenities, along with a strong sense of community. The town also benefits from a railway station, providing convenient connections along the south coast, while the surrounding area offers many opportunities for walking, cycling and enjoying the harbour.

To the north lies the South Downs National Park, while to the east is the Cathedral City of Chichester, renowned for its Festival Theatre, excellent shopping and the internationally recognised events held at Goodwood.



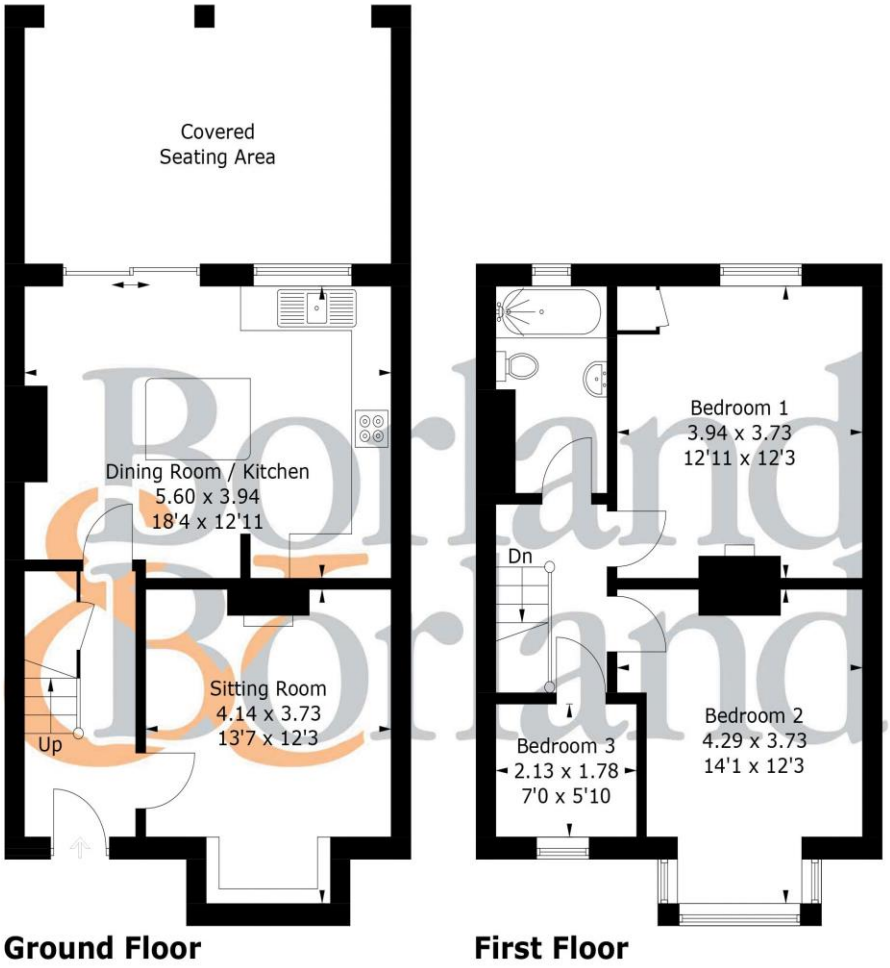





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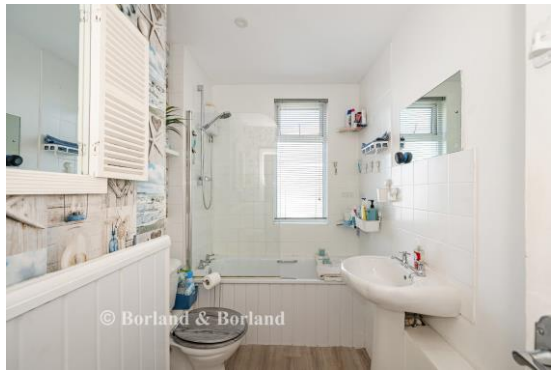
Approximate Gross Internal Area = 87.3 sq m / 940 sq ft



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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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Directions
SAT NAV: PO10 7NJ

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