


NEXA PROPERTIES

# NILE STREET, EMSWORTH CENTRAL

GUIDE PRICE £650,000








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IMMACULATE TOWNHOUSE WITH BALCONY IN CENTRAL EMSWORTH – NO FORWARD CHAIN

Beautifully presented and right in the heart of Emsworth village, this immaculate townhouse is just a short walk from the Foreshore, Mill Pond and The Square, with its great mix of cafés, pubs, restaurants, independent shops and sailing clubs. It's perfectly placed to enjoy everything this popular harbourside town has to offer.

The accommodation is set over three floors. On the ground floor, the entrance opens into a spacious L-shaped open-plan living area, flowing seamlessly through a dining space and into the kitchen. Patio doors lead out to a private, low-maintenance courtyard garden. The former garage has been converted to provide a useful store and a third bedroom with its own ensuite.

Up on the first floor, there's a generous sitting room with a fireplace, along with a handy butler's kitchen and mini bar (with sink, hot tap, microwave and fridge). From here, doors open onto a rear-facing balcony.

The second floor offers two further bedrooms and a modern shower room.

The property benefits from gas central heating, double glazing, off-road parking to the front and side access through to the rear garden.

EPC: C
Council Tax: E

Located within Emsworth's conservation area, Nile Street runs between The Square and the Mill Pond. The town centre offers a great selection of independent shops, cafés and restaurants, along with everyday amenities including doctors and dentists. Set on the upper reaches of Chichester Harbour – a designated National Landscape – the area is known for its natural beauty, wildlife and peaceful coastal setting.



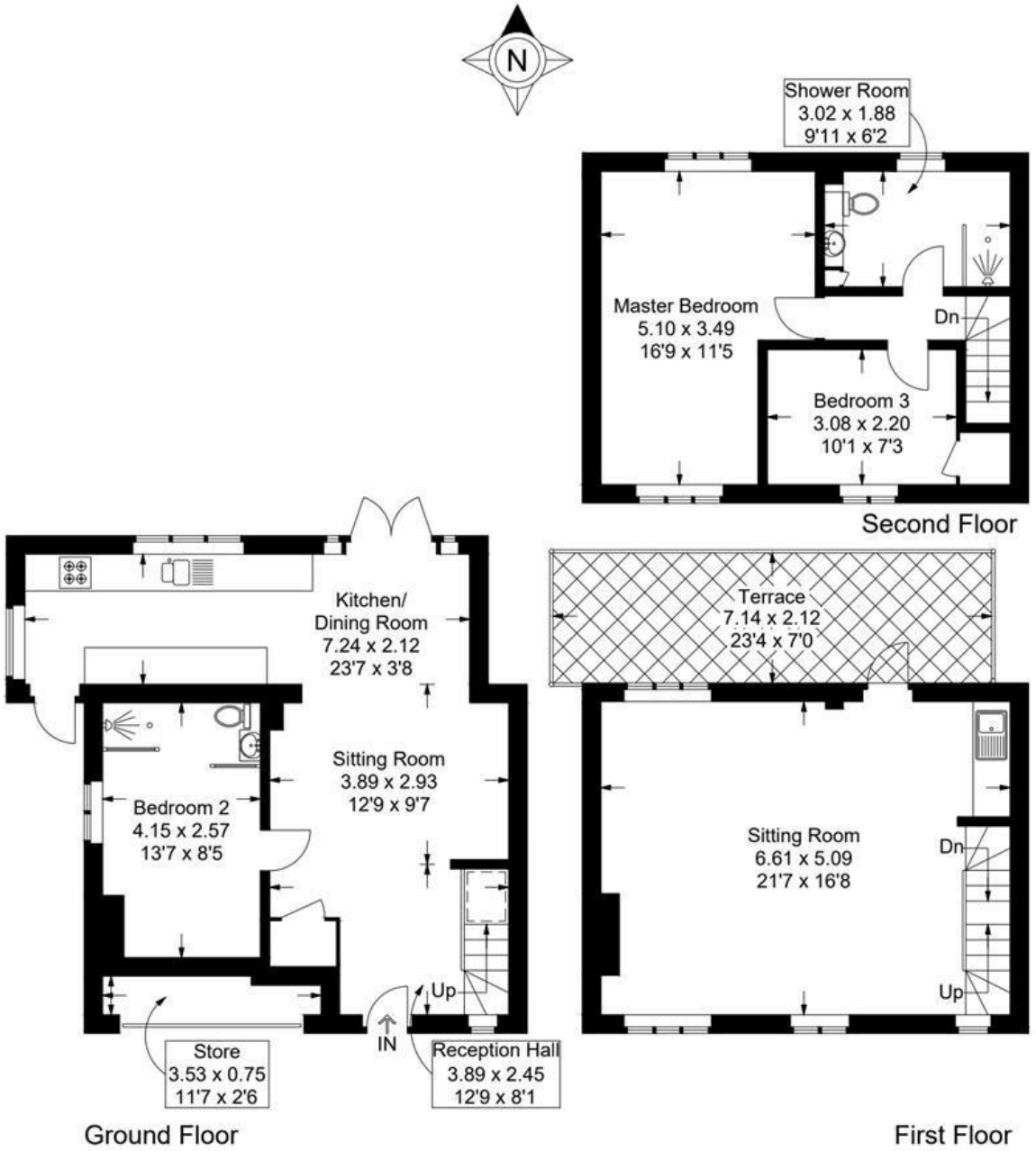




- IMMACULATE CENTRAL TOWNHOUSE
- NO FORWARD CHAIN
- THREE STOREY ACCOMMODATION
- OFF ROAD PARKING
- SIDE ACCESS TO GARDEN
- CLOSE TO THE SQUARE & MILLPOND
- HEART OF EMSWORTH VILLAGE
- OPEN PLAN LIVING SPACE
- BALCONY FROM SITTING ROOM
- ENSUITE BEDROOM TO GROUND FLOOR

# Nile Street, Emsworth

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 119.7 sq m / 1288 sq ft




=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.