



9 Havant Road, Emsworth, PO10 7JD



NO FORWARD CHAIN.... Two Bedroom Terraced Cottage conveniently located for those wishing to walk in to Emsworth Town square and take a stroll around the mill pond to Emsworth's two Sailing Clubs and harbour foreshore. The compact accommodation offers an ideal opportunity to acquire a home in this popular harbour side town.

Accommodation comprises: Sitting Room, Kitchen/Dining Room, A Ground Floor Bathroom and rear lobby. On the First Floor the Main Bedroom has a view of Emsworth Mill Pond, and there is a further Bedroom. Warmed by Gas Heating and Double Glazing. Externally the property has a Courtyard Garden to the front and a Rear Garden with gated patio area & large, new shed with power supply. Pedestrian rear access. There is a nearby public car park.

- TWO BEDROOM TERRACED COTTAGE
- VERY CLOSE TO EMSWORTH SQUARE & MILLPOND
- GAS CENTRAL HEATING
- NO FORWARD CHAIN
- WITHIN WALKING DISTANCE OF THE TRAIN STATION
- GATED PATIO AREA
- NEW SHED WITH POWER SUPPLY
- FRONT & REAR GARDENS

Asking Price
£249,500
Freehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Kitchen/Dining Room
- Rear Lobby
- Bathroom

First Floor:

- Bedroom One
- Bedroom Two

External:

- Front & Rear Garden
- New Shed with power supply
- Rear Garden with patio area

EPC: C

Council Tax: B





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, the bustling harbour side town of Emsworth offers a good range of local shops and amenities and its own railway station with good road links to Chichester, the M27 and the A3 to London.

To the north are the South Downs with multiple shopping outlets at Chichester. Horse, motor racing and flying at nearby Goodwood.



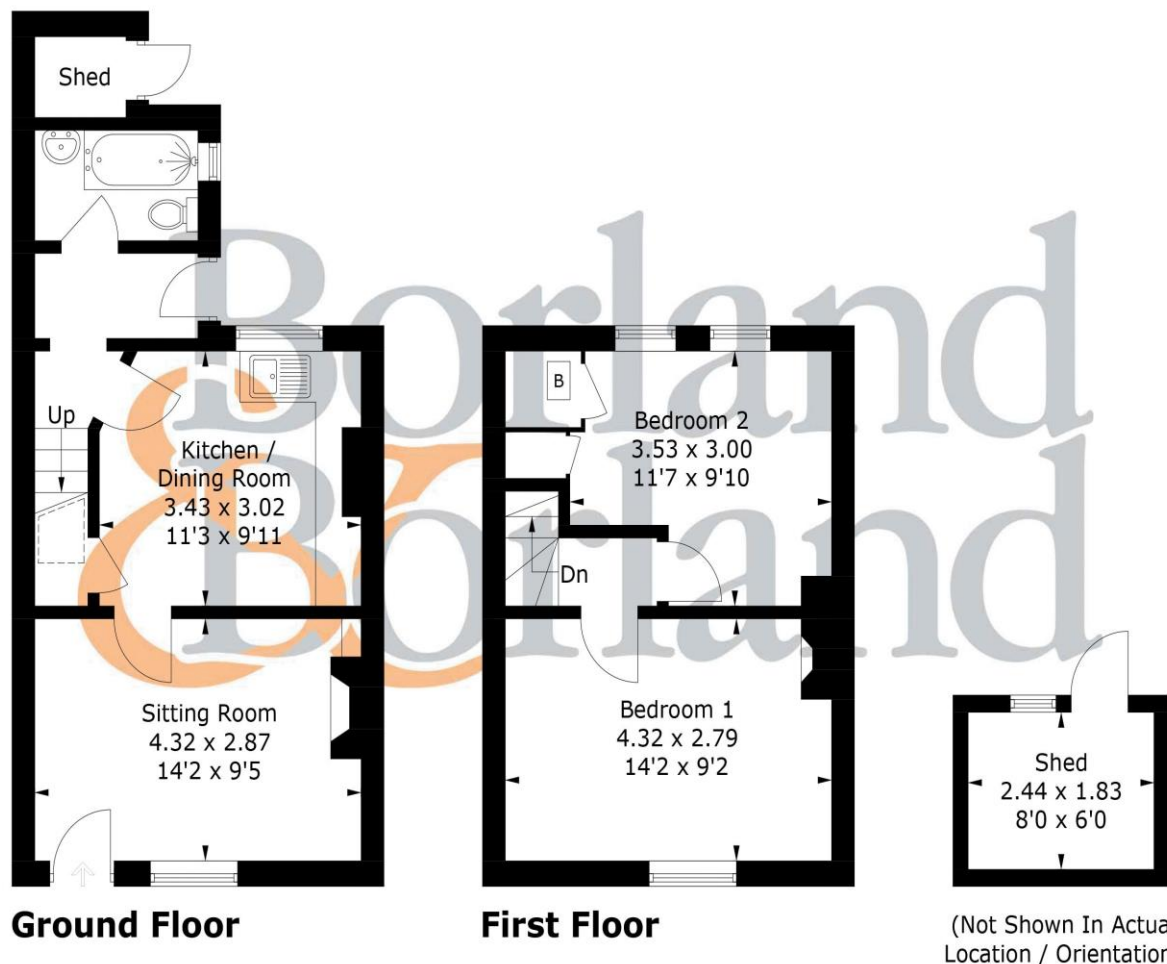


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Approximate Gross Internal Area = 57.4 sq m / 618 sq ft

Sheds = 5.8 sq m / 62 sq ft

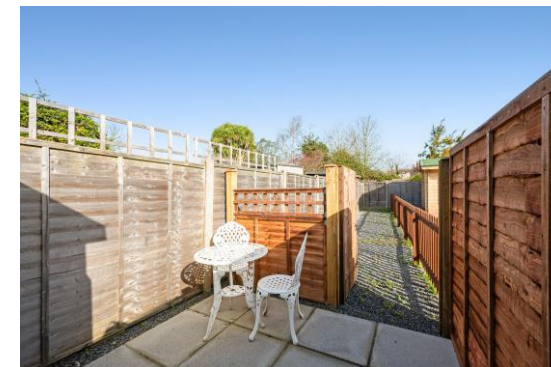
Total = 63.2 sq m / 680 sq ft



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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. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1288551)

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Directions

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