



Selborne House

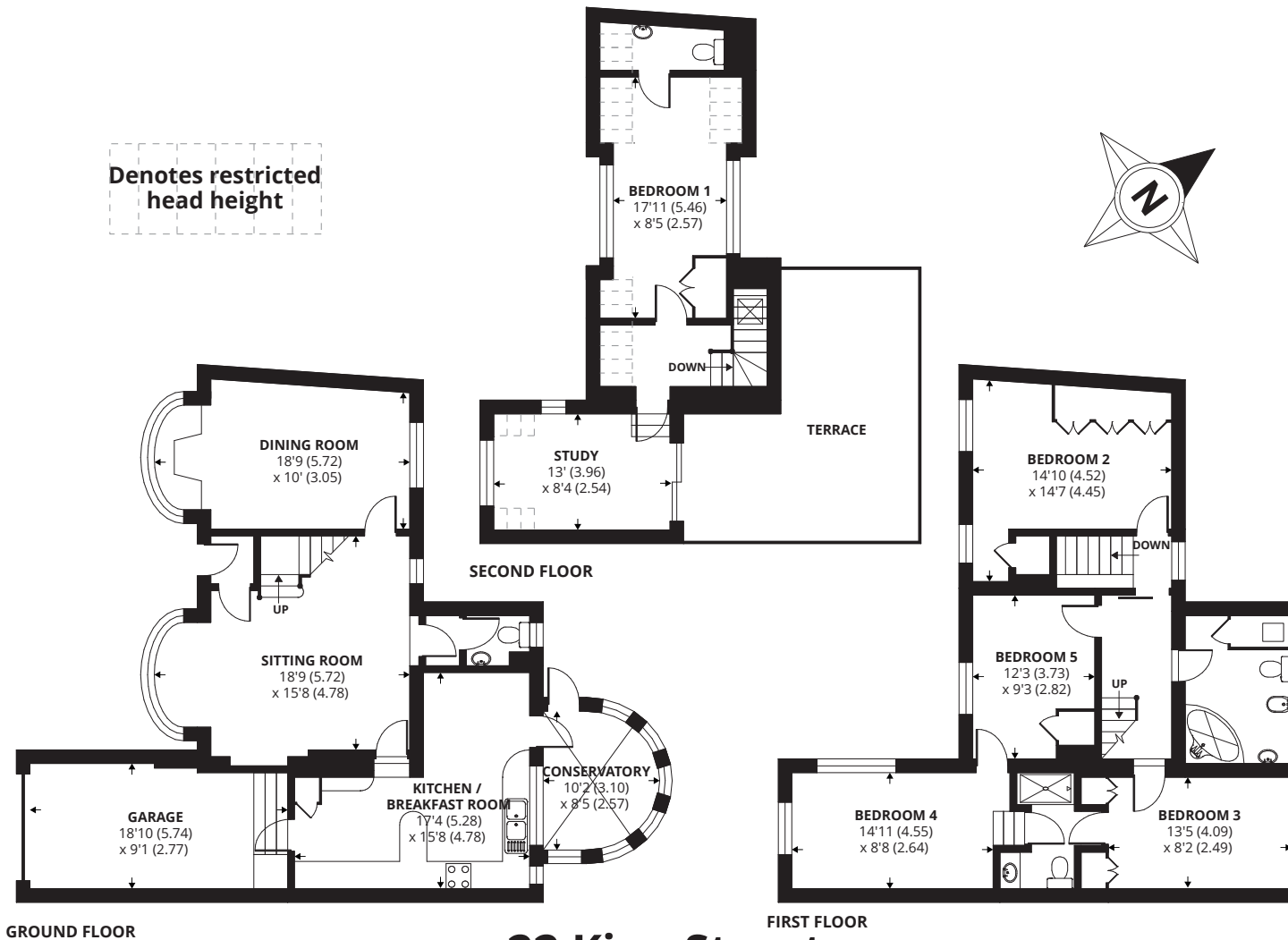
A charming five bedroom coastal town house on one of the most prestigious streets in the old quarter of Emsworth.



- ▶ Fine Reception Rooms
- ▶ Five Bedrooms
- ▶ Study
- ▶ Shower Room
- ▶ Patio Garden with Greenhouse
- ▶ Excellent Kitchen
- ▶ Views of the Foreshore and Dolphin Quay
- ▶ Bathroom
- ▶ Conservatory
- ▶ Garage and Parking

Now an outstanding family home, Selborne House was historically a local shop and is spacious and welcoming throughout. The entrance porch opens to a living room with a bay window to the front and a porthole window to the rear. A fireplace gives focus and an elegant feel to this cosy sitting room. Beyond this is the large dining room, also with a bay window and a deep window looking out to the private patio garden. The practical, well-planned kitchen is an excellent size and is nicely fitted with breakfast area and bar. From the kitchen a glass door opens to the conservatory, and through to the paved patio rear garden. Another door leads to the garage and in turn to the front parking area. The first floor has four double bedrooms and the family bathroom, two of the bedrooms share an en-suite shower room. On the second floor there is a bedroom which has an ensuite with handbasin and WC. The study has a sliding door to an open roof terrace with views to Dolphin Quay and the Mill Pond. This is a rare opportunity to purchase a distinctive and versatile home in the heart of Emsworth.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located close to the thriving village of Emsworth, the property is within walking distance of the shops and local facilities which include day to day shopping, local pubs and restaurants, doctors' surgery, dentists, library, bus service and train station. The adjacent foreshore offers extensive sailing facilities and pretty foreshore walks and two sailing clubs. Havant is approximately three miles distant with mainline railway station to London Waterloo approximately 70 minutes). The junction with the A27 is approximately 1½ miles to the west providing excellent road connections.

Directions

From our office in North Street, proceed to the roundabout at the A259 and head straight over into central Emsworth. Follow the High Street, past The Square, and King Street will be found on the right hand side. The property is along on the left hand side.

4th December 2017

