



## 36 Bridgefoot Path

A three bedroom property situated on the Mill Pond in need of some modernisation.



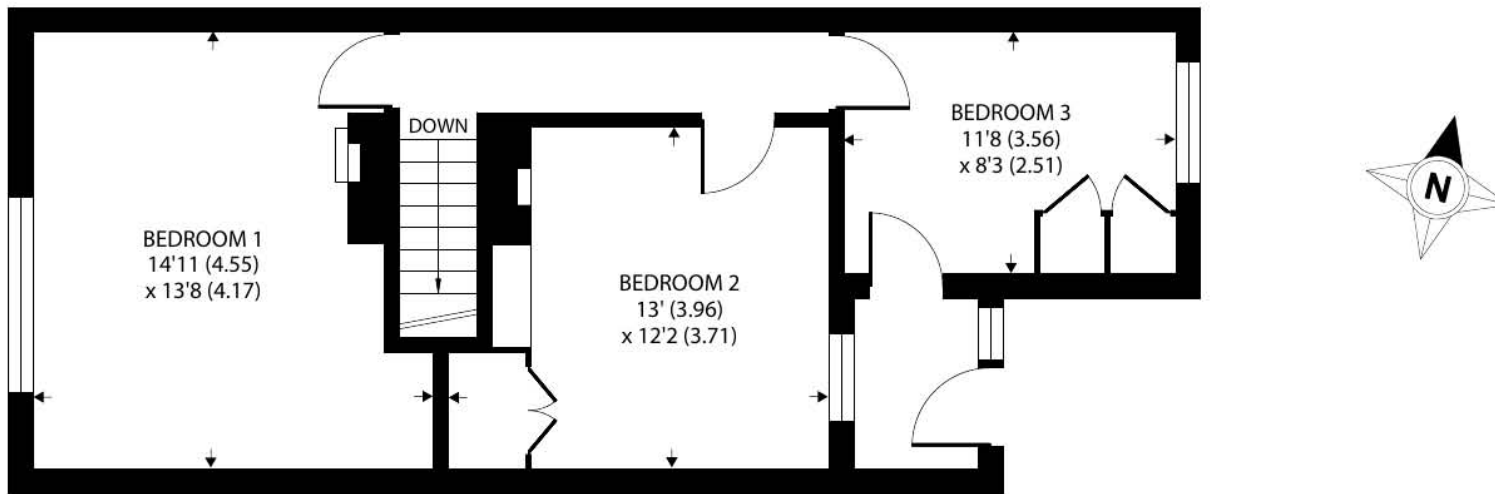
- ▶ No forward chain
- ▶ Excellent downsize or investment for holiday let
- ▶ Highly requested location
- ▶ Panoramic views
- ▶ Low maintenance garden
- ▶ Walking distance to town centre

An opportunity to purchase this three bedroom home in need of some modernisation situated on the Mill Pond Emsworth.

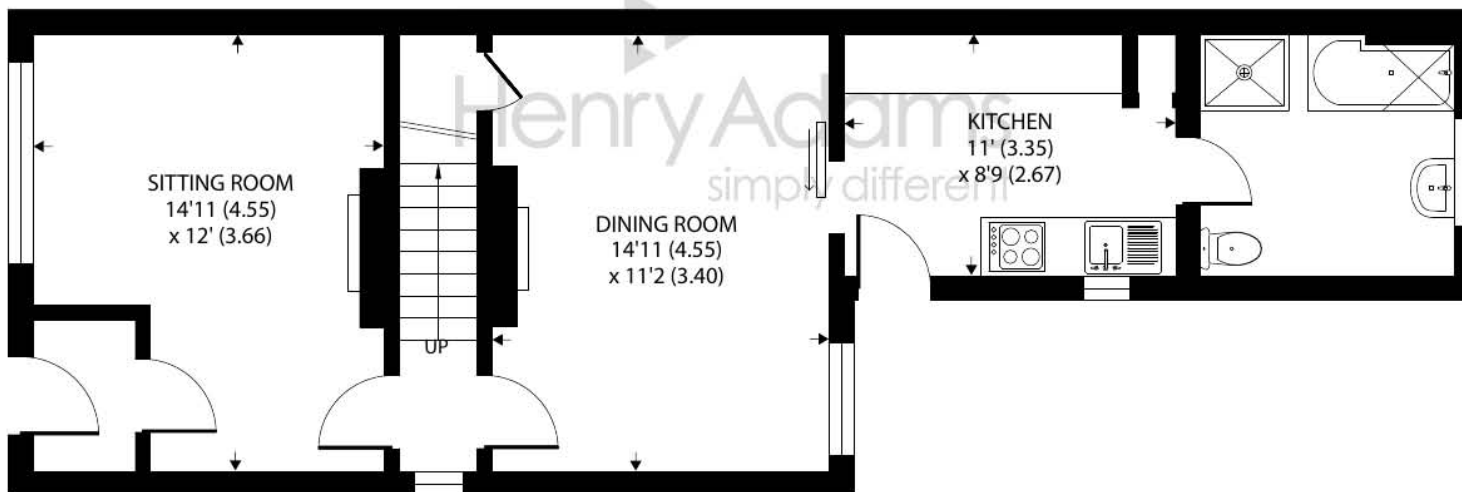
On the ground floor you have a spacious sitting room with a feature fireplace with views across the pond. The dining room is equally spacious with again a feature fireplace and a rear elevation window looking over the garden. The kitchen offers plenty of cupboard space and has tiled surrounds and a door leading out to the garden. The bathroom is also located on the ground floor and benefits from an enclosed panel bath and separate shower. Upstairs you have three good size double bedrooms with bedroom two and three benefiting from fitted wardrobes. There could also be an option to convert the additional room on the first floor to a dressing area or an en-suite STPP and usual building regulations.

Outside the garden is low maintenance and is mainly laid to patio with borders and a shed. There is also a rear garden from the garden which provides easy access to the carpark.





FIRST FLOOR



GROUND FLOOR

## Bridgefoot Path, EMSWORTH

Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1031895

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

Bridgefoot Path is one of the most sought after locations in Emsworth. Close to the centre 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 and pretty foreshore walks and two sailing clubs. The Cathedral city of Chichester with its renowned Festival Theatre lies approximately six miles to the east. 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 access to Portsmouth and Southampton, Chichester and Brighton to the east, Petersfield and London to the north via the A3M intersection at Bedhampton.

