



## 9 Nile Street, Emsworth

Guide Price £785,000 Freehold







# 9 Nile Street

## Emsworth

- Beautifully Presented Three Bedroom Town House
- Stylish Fitted Kitchen With Views Out To Garden
- Two Reception Rooms
- Bedroom Located on Ground Floor With Modern En-Suite
- Spacious Sitting Room Located On First Floor Perfect For Entertaining Friends & Family
- Spacious Balcony
- Private Low Maintenance Garden With Seating Area
- Highly Requested Central Emsworth Location
- Two Double Bedrooms With Modern Family Bathroom

Nestled in an enviable location in the heart of the highly sought-after Central Emsworth, this beautifully presented three-bedroom townhouse offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a stylish fitted kitchen boasting scenic views out to the private low-maintenance garden, ideal for al fresco dining or enjoying a morning coffee. The ground floor features a bedroom with a modern en-suite, offering privacy and comfort, while two double bedrooms on the upper level and a modern bathroom, provide ample space for relaxation and rest. The highlight of the property is the spacious sitting room located on the first floor, perfect for hosting gatherings and creating unforgettable memories with friends and family.

Council Tax band: E

EPC Energy Efficiency Rating: C

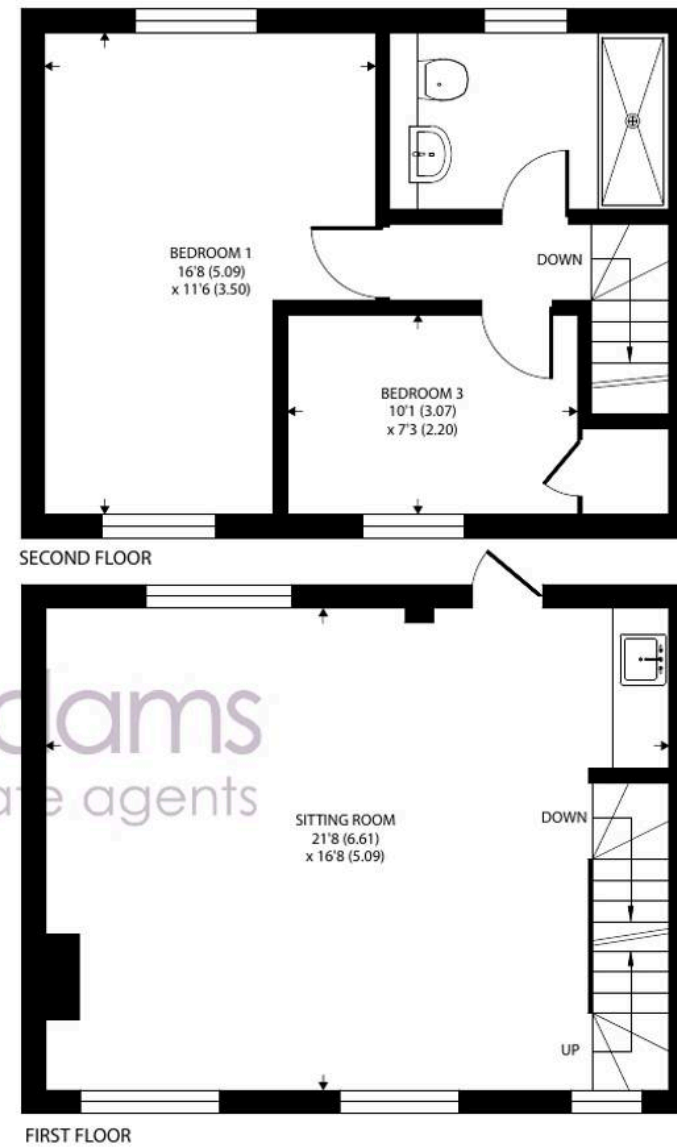












Approximate Area = 1236 sq ft / 114.8 sq m  
Outbuilding = 25 sq ft / 2.3 sq m  
Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale





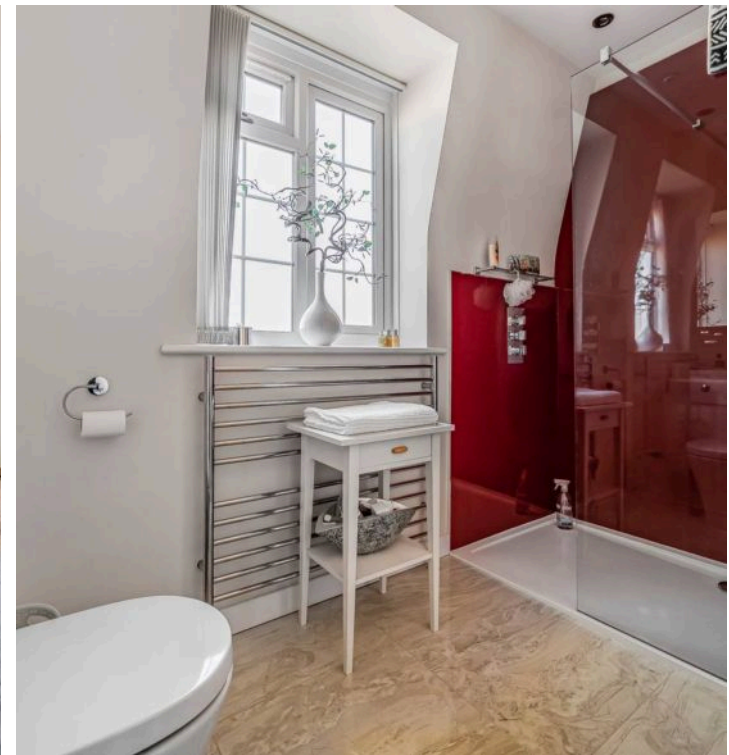
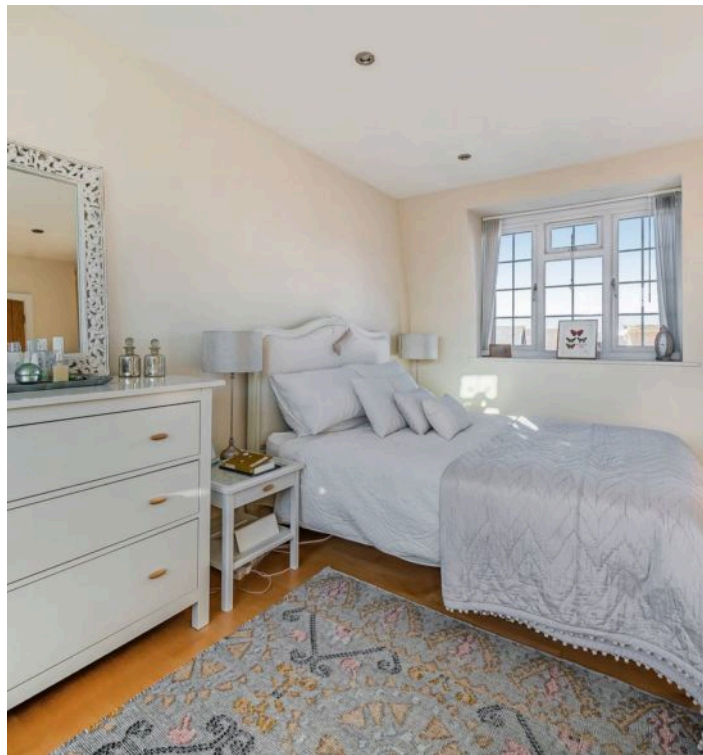
# 9 Nile Street

## Emsworth

Step outside and discover a landscaped secure garden, designed for serenity and relaxation, complete with seating areas for enjoying the outdoors. The addition of a spacious balcony offers an inviting space for soaking up the sunshine or stargazing in the evenings. Off-road parking ensures convenience and peace of mind for residents, making coming home a stress-free and enjoyable experience.

This property truly encapsulates modern living at its finest, with a perfect balance of indoor comfort and outdoor tranquillity, making it an ideal sanctuary for those seeking a peaceful retreat in a vibrant community setting.

Nile Street is just yards from the centre of Emsworth, a highly regarded town situated on Chichester Harbour AONB. The town's exceptional range of independent shops, cafes and restaurants can be found moments from the front door. Emsworth is a renowned destination for sailors and there are two sailing clubs within the town itself. There are excellent transport links from Emsworth with the train station sitting on the Victoria Line and the Waterloo line found just a few miles away at Havant. By road, London is just over an hour away along the A3(M) and access along the coast is good via the A/M27. Other nearby points of interest include: the unspoilt countryside of the South Downs National Park just a few miles to the north and the Cathedral City of Chichester around 9 miles to the east - home of the Goodwood Festival of Speed and Qatar Glorious Goodwood







## Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.