



193 Victoria Road, Emsworth

Guide Price £365,000

 **Henry Adams**
estate agents

193 Victoria Road

Emsworth

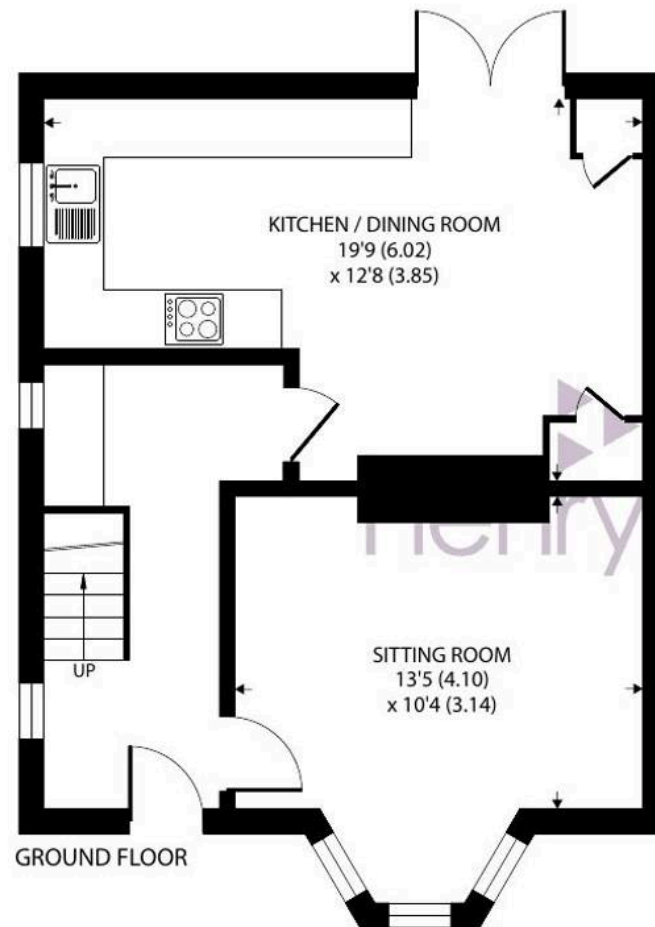
- Three Bedroom Semi-Detached House
- Sitting Room With Feature Fireplace
- Modern Fitted Kitchen / Dining Room
- Two Double Bedrooms & One Excellent Size Single Room
- Extensive Garden With Patio Seating Area
- Driveway providing Off Road Parking

Presenting this delightful three-bedroom semi-detached house located in the sought-after neighbourhood, this property exudes charm and elegance. Upon entering, you are greeted by a light and spacious interior, perfectly complemented by the sitting room's feature fireplace, creating a warm and inviting ambience. The modern fitted kitchen and dining area provide the ideal space for culinary adventures and entertaining guests, while the two double bedrooms and excellent sized single room offer comfort and tranquillity. Completing the picture is the family bathroom that boasts both style and functionality.

Step outside into the private and secure garden, a serene haven that offers a secluded retreat, perfect for relaxation and outdoor activities. The property's driveway not only provides ample off-road parking but also enhances the overall appeal of the exterior, reflecting the property's well-maintained nature. Whether you're looking to unwind in the outdoor seating area or host gatherings with loved ones, this property offers versatile outside space to cater to your lifestyle needs.







Victoria Road, Emsworth, PO1

Approximate Area = 941 sq ft / 87.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1278786

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The best of Emsworth is readily accessible from Victoria Road: the harbour, mill pond, both sailing clubs, bus services, train station and the town centre can all be found within a few minutes walk. Emsworth boasts a thriving array of independent shops, pubs and restaurants. Emsworth is nestled between Chichester Harbour AONB and the South Downs National Park. Access into London is good by road and rail; the A3(M) means the capital is typically around an hour away by road. There are Victoria Line services at Emsworth with the Waterloo line available at Havant. The A/M27 provides great access along the coast from Portsmouth to Brighton. The Cathedral City of Chichester, home to the world-famous Goodwood Estate, can be found around 9 miles east of Emsworth.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Henry Adams - Emsworth

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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.