

# CHARLES PECK

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## **2 Kings Road, Emsworth, PO10 7HN** **Guide Price £580,000**

A renovated and beautifully presented three bedroom semi-detached house with a low maintenance, south facing rear garden, garage and driveway parking, located on a popular road within the sailing town of Emsworth.

Entrance hall | WC | Living/dining kitchen | Three bedrooms | Bathroom | Gas central heating | Double glazing

South facing garden | Driveway | Garage

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## Location

Kings Road is located on the western outskirts of Emsworth. The town's renowned historic harbour is a big lure along with two sailing clubs, schools, cafes, shops, bars and a mainline train station. Emsworth is located on the water within the Chichester Harbour area with the rolling foothills of the South Downs National Park situated just to the north. The harbour's pretty foreshore is easily reach on foot from Kings Road with footpaths running nearby.

## Accommodation

The contemporary, light and beautifully presented accommodation has been skilfully re-designed by the current owners and to the rear has a southerly facing aspect. New additions include bi-fold doors, a new heating system, new electrics and plumbing throughout and the creation of a ground floor cloakroom. The kitchen and first floor bathroom were also updated and further insulation laid in the loft. On the ground floor there is useful porch providing access to an entrance hall complete with newly created cloakroom. A dual aspect sitting/dining room is the focal point of the accommodation and to the rear has bi-fold doors providing access to the garden. A modern fitted kitchen is located just off this space. On the first floor there is a spacious master bedroom and a good sized double bedroom. A single bedroom and a contemporary family bathroom complete the accommodation.

## Entrance hall

## WC

Open plan living/dining kitchen 22'4 x 20'9  
(6.81m x 6.32m)

## Landing

Bedroom one 13'7 x 12'0 (4.14m x 3.66m)

Bedroom two 13'7 x 10'0 (4.14m x 3.05m)

Bedroom three 7'11 x 7'11 (2.41m x 2.41m)





## Bathroom

## Outside

To the rear there is a low maintenance, south facing garden which is paved and enclosed on all sides. To the front there is ample driveway parking and a garage with up and over door. The rear door of the garage provides side access into the garden. A small front garden which is mainly laid to lawn and is enclosed by a low level brick wall could potentially be made into further parking if required.

**Garage 17'1 x 7'7 (5.21m x 2.31m)**

## Tenure

Freehold

## Council tax band

D

## General remarks

To view please telephone us on 01243 816666 to make an appointment.

## Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

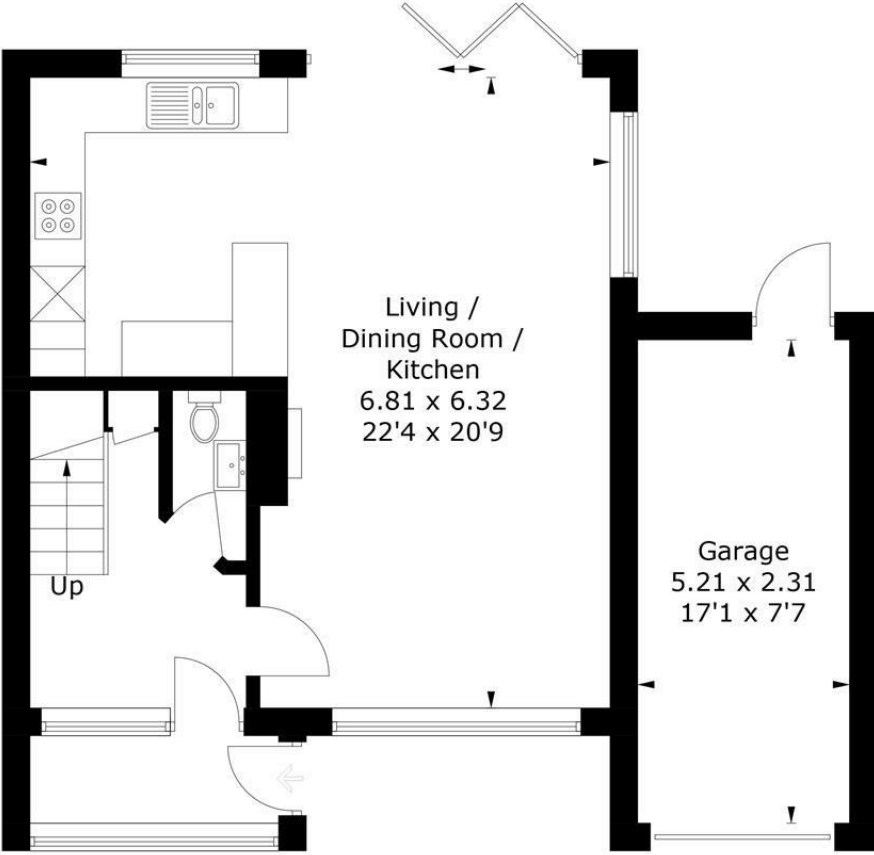
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



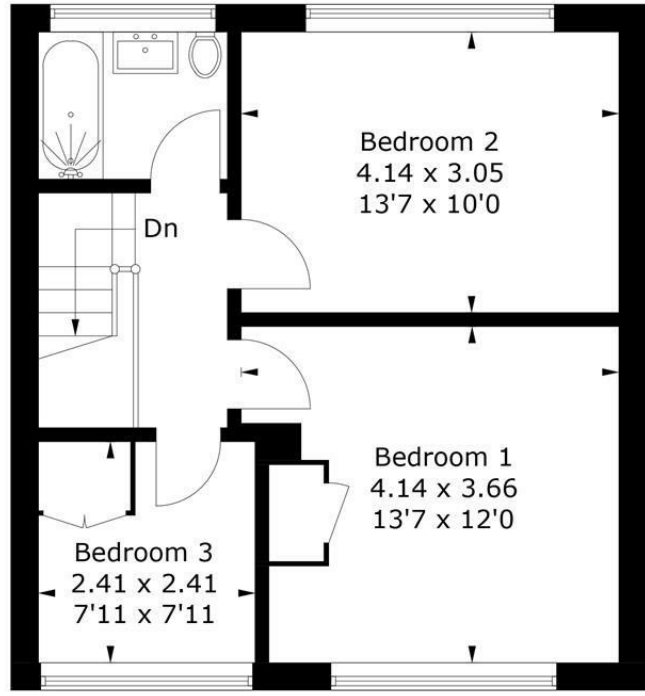
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Kings Road, PO10

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 102.4 sq m / 1102 sq ft



**Ground Floor**



**First Floor**

PRODUCED BY CHARLES PECK

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. (ID1060481)