



Borland
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FOR SALE
01243 371885
www.borlandandborland.co.uk

**Borland
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Independent Estate Agent

4a Kings Terrace, Emsworth
Emsworth, PO10 7AA

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Offered with no forward chain... This Delightful Semi-detached home is situated in a sought-after location within Emsworth's Conservation area. Located only 100 yards from Emsworth's town centre with its range of independent shops, amenities, doctor/dentist surgeries, transport links and Chichester harbour. The property offers comfortable living with attractive accommodation, a walled courtyard garden with two off road parking spaces.

The Accommodation comprises: Entrance Hall, Cloakroom, Spacious Sitting Room, Kitchen/Breakfast Room, First Floor: Three Bedrooms, The Principal bedroom having an En-suite, Bathroom. This property benefits from gas central heating, double glazed windows, charming courtyard Style Garden with terrace and lawn. To the front there is parking for Two cars.

- CENTRAL LOCATION
- THREE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- TWO OFF- ROAD- PARKING SPACES
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

Asking Price
£450,000
Freehold





Accommodation

Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room



First Floor

- Master Bedroom with
Ensuite Shower Room
- Bedroom Two
- Bedroom Three
- Family Bathroom

External

- Parking for Two cars
- Side access to private
enclosed rear Garden.

EPC Rating: C





Location

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. The property is within a short stroll of Emsworth shops, cafés, doctor/dentist surgeries and bus service.

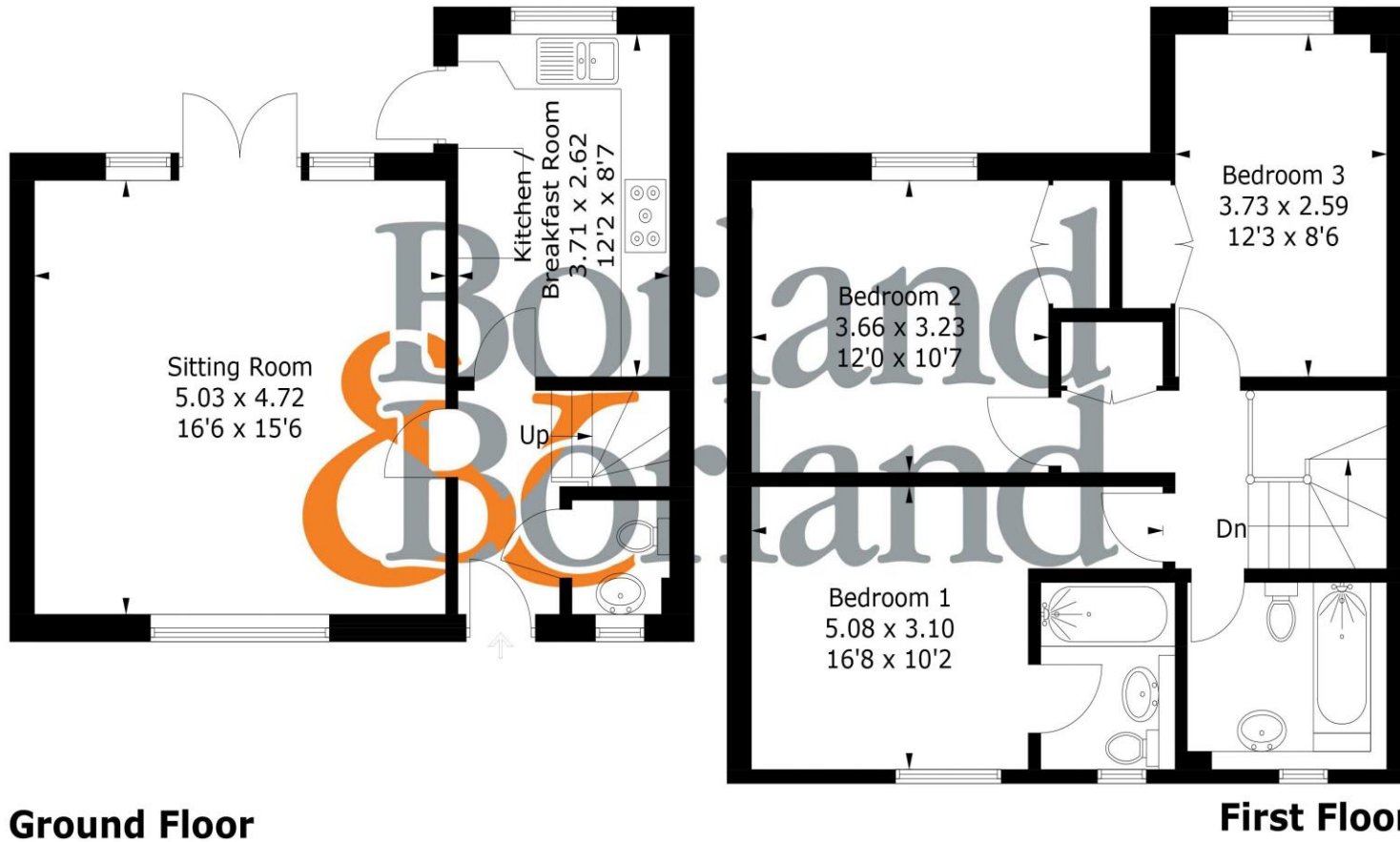
It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events. Easy access is afforded to London via the A3 and mainline railway station at Havant





4A, Kings Terrace, PO10 7AA

Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft



Directions
SAT NAV: PO10 7AA

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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. (ID971736)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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