



32 South Street, Emsworth, Emsworth PO10 7EH



PRIME LOCATION. Character Home very close to the Harbour in the heart of Emsworth's Conservation Area. Located on Emsworth's photogenic South Street a short stroll from the foreshore, Public Slipway, Sailing Clubs, and moments from The Square with its shops and cafes/restaurants. This charming home has a wealth of original features, is ideal for those seeking the harbour-side lifestyle that Emsworth has to offer.

Accommodation comprises: Sitting room, Kitchen, Dining room, stairs down to Cellar. First Floor: Bedroom Two and Bedroom Three, Family Bathroom. Second floor, Bedroom One with door opening out to the roof terrace providing water views to the harbour. The property comes with no forward chain and viewing is highly recommended.

- CHARACTER THREE BEDROOM HOME
- STONES THROW AWAY FROM EMSWORTH HARBOUR, RESTURANTS & SHOPS
- ACCOMMODATION OVER THREE FLOORS
- WEALTH OF ORIGINAL FEATURES
- GAS HEATING
- ROOF TERRACE WITH WATER VIEWS
- WELL PRESENTED THROUGHOUT
- NO FORWARD CHAIN

Asking Price
£625,000
Freehold





Accommodation

Ground Floor:

- Sitting Room
- Dining Room
- Kitchen
- Stairs to cellar



First Floor:

- Bedroom Two
- Bedroom Three
- Family Bathroom

Second Floor:

- Bedroom One, with door to the roof terrace





Location

The Harbour side town of Emsworth nestles comfortably on the shores of Chichester Harbour. This National Landscape (formerly Area of Outstanding Natural Beauty) is a water enthusiast's paradise, with beautiful walks along the shore, a lively dinghy-sailing & water sports scene, a marina and two sailing clubs close by.

The Square is a short walk up the road, with its choice of independent shops, doctor & dentist surgeries and cafes/eateries.

Emsworth is well connected, with the A259, M27 & A3 and its own railway station with its links to London and Portsmouth. Chichester is seven miles to the east and the South Downs National Park lies behind the town. Golf, flying, motor and horse racing are available at nearby Goodwood Estate.




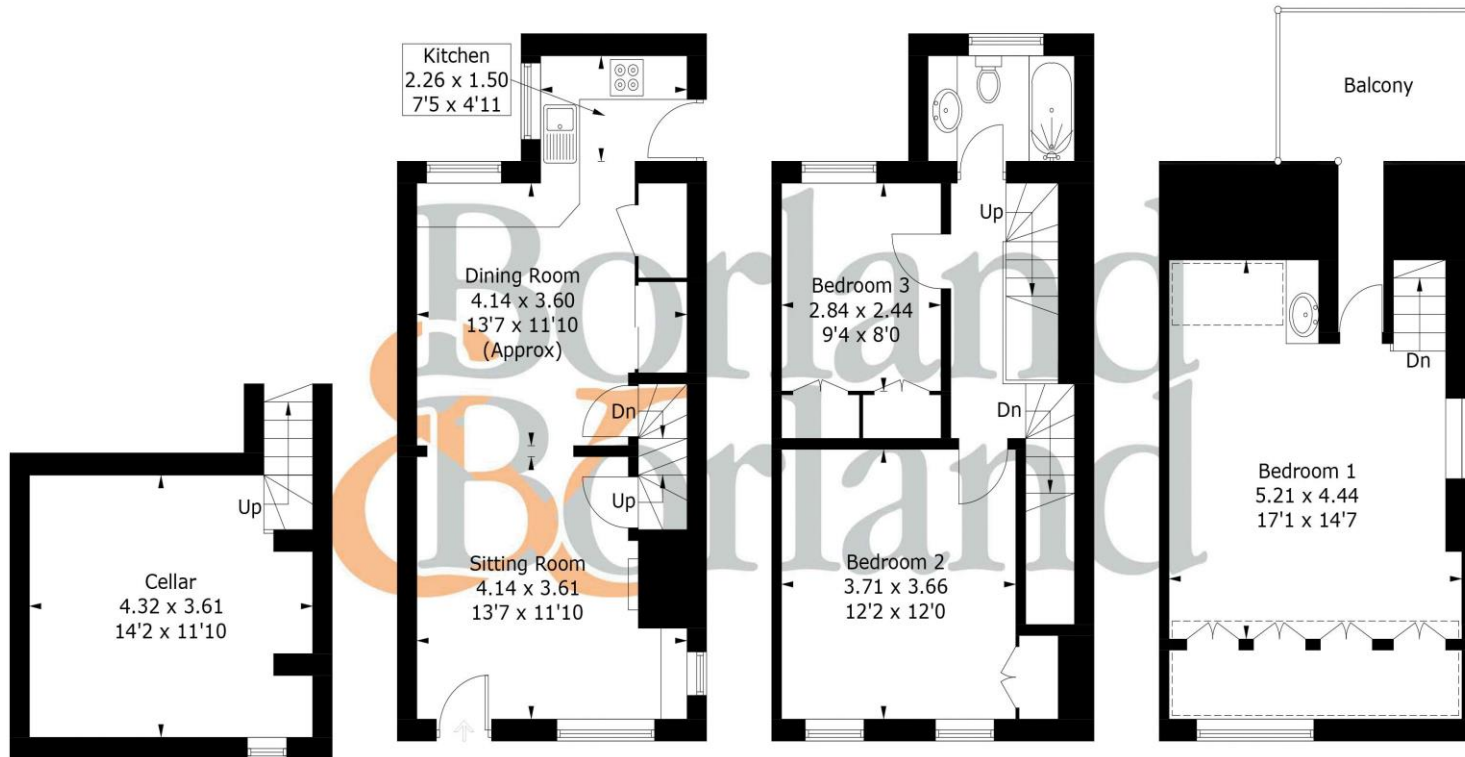


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Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft
 Cellar = 16.5 sq m / 178 sq ft
 Total = 113.3 sq m / 1220 sq ft



 = Reduced headroom below 1.5m / 5'0



Cellar

Ground Floor

First Floor

Second Floor

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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. (ID1033593)



Directions
 SAT NAV: PO10 7EH

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