



1 Havant Road, Emsworth, Emsworth PO10 7JD

Charming end of terrace cottage with water views conveniently located for those wishing to walk in to Emsworth Town square and take a walk around the mill pond to Emsworth's two Sailing Clubs.

The compact accommodation offers an ideal opportunity to acquire a home in this popular harbour side town. Accommodation over two floors offers open plan living with a Sitting/Dining Area Kitchen, with a Ground Floor Bathroom and large lobby. On the first floor The Main Bedroom has a view of Emsworth Mill Pond, with a second Bedroom. Outside there is an attractive garden. There is on street parking and a nearby public car park.

- CHARMING COTTAGE
- CLOSE TO EMSWORTH SQUARE & MILLPOND
- OPEN PLAN LIVING ACCOMMODATION
- GAS HEATING
- MILLPOND VIEWS FROM FRONT ELEVATION
- ATTRACTIVE GARDENS
- VEIWING ESSENTIAL

Asking Price
£325,000
Freehold





Accommodation:

- Sitting Room
- Kitchen
- Bathroom
- Rear Lobby

First Floor:

- Bedroom One
- Bedroom Two

External:

- Walled front garden
- Private enclosed rear garden
- Summer House





Location:

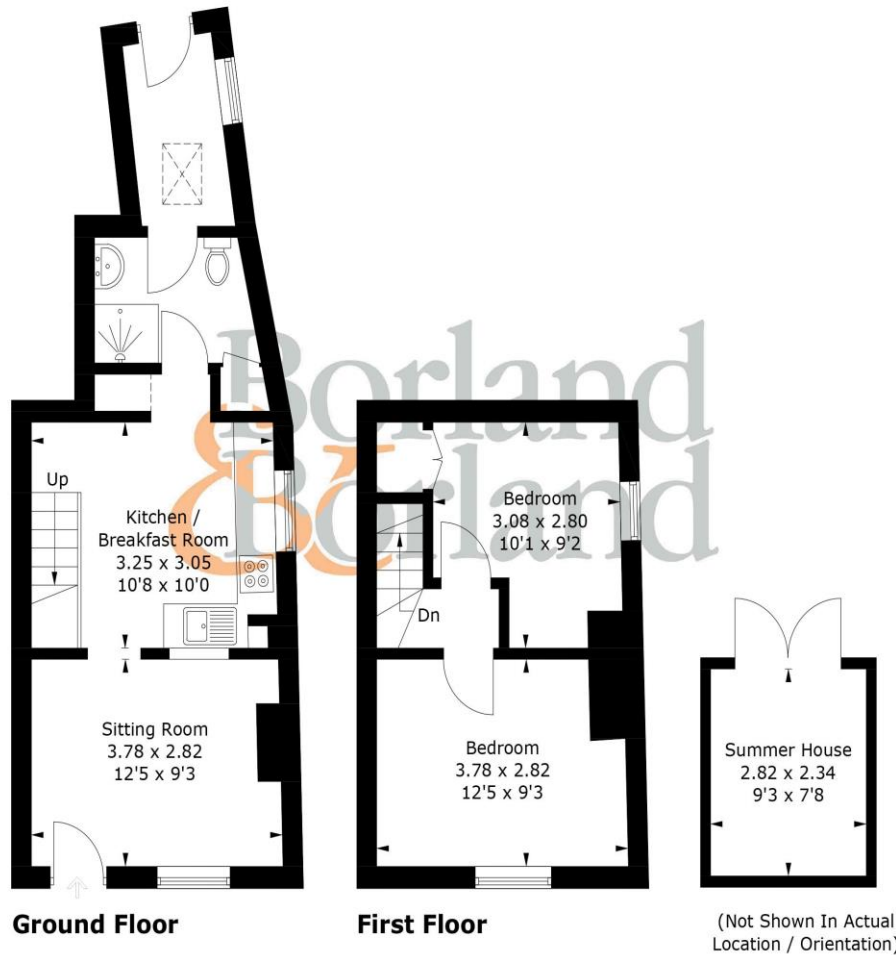
Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, the bustling harbour side town of Emsworth offers a good range of local shops and amenities and its own railway station with good road links to Chichester, the M27 and the A3 to London. To the north are the South Downs with multiple shopping outlets at Chichester. Horse, motor racing and flying at nearby Goodwood.





Havant Road, PO10

Approximate Gross Internal Area = 54.7 sq m / 589 sq ft
 Summer House = 6.6 sq m / 71 sq ft
 Total = 61.3 sq m / 660 sq ft



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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. (ID1048392)



Directions

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