



4 Church Path, Emsworth, Emsworth PO10 7DP



Located within a short distance of Emsworth Town Square, Mill Pond and the Harbour Foreshore this very well presented and modernised end of terrace home, offers an ideal opportunity to live in this popular harbourside town. It is thoughtfully extended & sympathetically updated by the present owner to provide a characterful home designed for contemporary living.

Accommodation comprises: Entrance Hall, Sitting Room, Utility Room, Cloakroom, Kitchen/Dining Room. First Floor: Bedroom One, Bedroom Two, Family Bathroom. Externally there is a private enclosed low maintenance garden, with the benefit of having a summer house and store, currently used as an office.

- EXTENDED BY CURRENT OWNERS
- MODERNISED THROUGHOUT
RETAINING CHARACTER FEATURES
- TWO BEDROOM CHARACTER HOME
- OPEN PLAN KITCHEN/ DINING /
FAMILY ROOM
- UTILITY ROOM WITH WC
- ENCLOSED REAR GARDEN
- SUMMER HOUSE/ HOME OFFICE
- CLOSE TO SHOPS/ MILLPOND & BUS
ROUTE

Asking Price
£425,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Utility Room
- Cloakroom
- Kitchen/Dining Room



First Floor:

- Bedroom One
- Bedroom Two
- Family Bathroom

External:

- Low maintenance rear Garden
- Summer House/ Home Office

EPC: D

Council Tax Band: C





LOCATION

Emsworth occupies a place on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and offers a much sought-after environment with a thriving range of local shops, cafes/restaurants, schools, doctors & dentist surgeries.

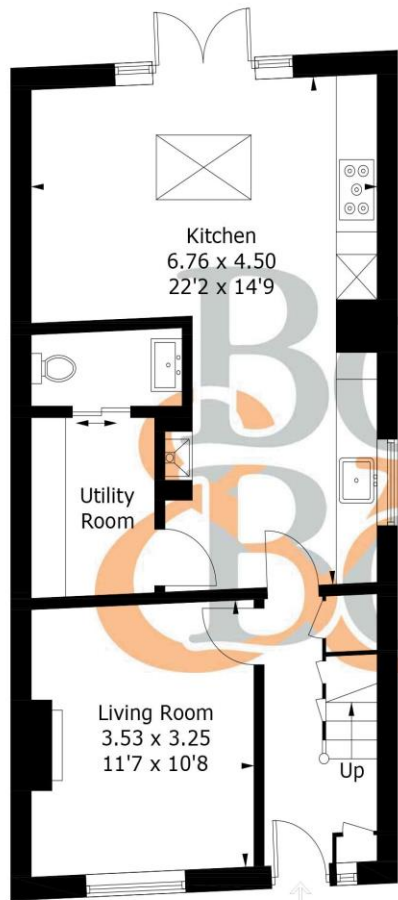
Emsworth is also becoming known for its developing arts scene. Offering millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks. To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.



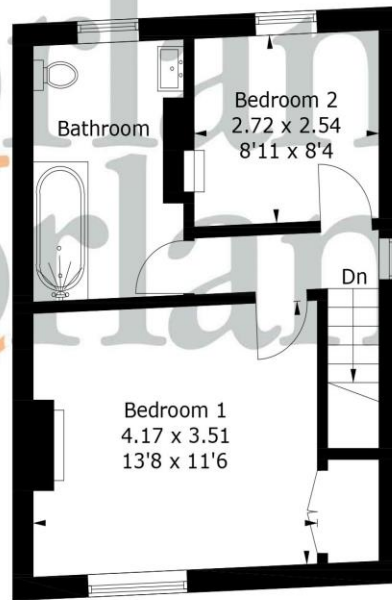


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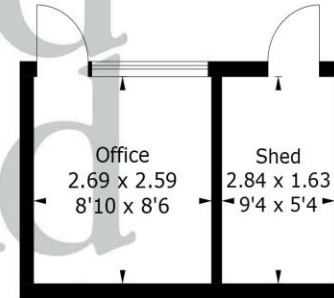
Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 100.9 sq m / 1086 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Directions

SAT NAV: PO10 7DP

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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. (ID1054574)

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