



8 Jubilee Mews, Emsworth, Emsworth PO10 8EA



NO FORWARD CHAIN, THREE BEDROOM MEWS home on a small gated-development in Emsworth, with nearby Prinsted foreshore within easy access. This lovely home offers accommodation arranged over two floors, with Garage and Parking. The ground floor comprises Kitchen, Cloakroom and a Living/Dining Room which leads through to Conservatory at the end. The conservatory opens onto the rear garden patio. Upstairs there are Three Bedrooms, one with Ensuite, and a Family Bathroom.

There is a private, low maintenance South Facing Rear Garden with rear gate which opens on to a large recreation field & green space shared by the development. The property benefits from an Integral Garage and there is parking to the front.

- NO FORWARD CHAIN
- SELECT GATED DEVELOPMENT
- EASY ACCESS TO PRINSTED HARBOUR
- WELL DESIGNED LIVING ACCOMMODATION
- 3 BEDROOMS, ONE WITH ENSUITE
- PRIVATE SOUTH-FACING GARDEN
- ACCESS TO COMMUNAL RECREATIONAL FIELD
- GARAGE & PARKING, VISITOR PARKING

Asking Price
£475,000
Freehold





ACCOMMODATION

Ground Floor:

- Kitchen, fitted
- Living / Dining Room
- Conservatory
- Cloakroom



First Floor:

- Bedroom 1 with Ensuite & fitted cupboards
- Bedroom 2
- Bedroom 3
- Family Bathroom

Exterior:

- Integral Single Garage
- Front Parking
- Rear South Facing Garden, with patio
- Rear Gate access to communal green space





LOCATION

Located in the Chichester Harbour National Landscape (formerly AONB) is a water enthusiasts paradise, with beautiful walks along the shore, a lively dinghy-sailing and water sports scene, and two marinas close by.

Near at hand is the bustling harbour side market town of Emsworth, which has a choice of independent shops, post office, cafés/restaurants & pubs. Prinsted is also well connected, with the A259 and Southbourne railway station nearby and its links to London and Portsmouth, Southampton, Brighton.

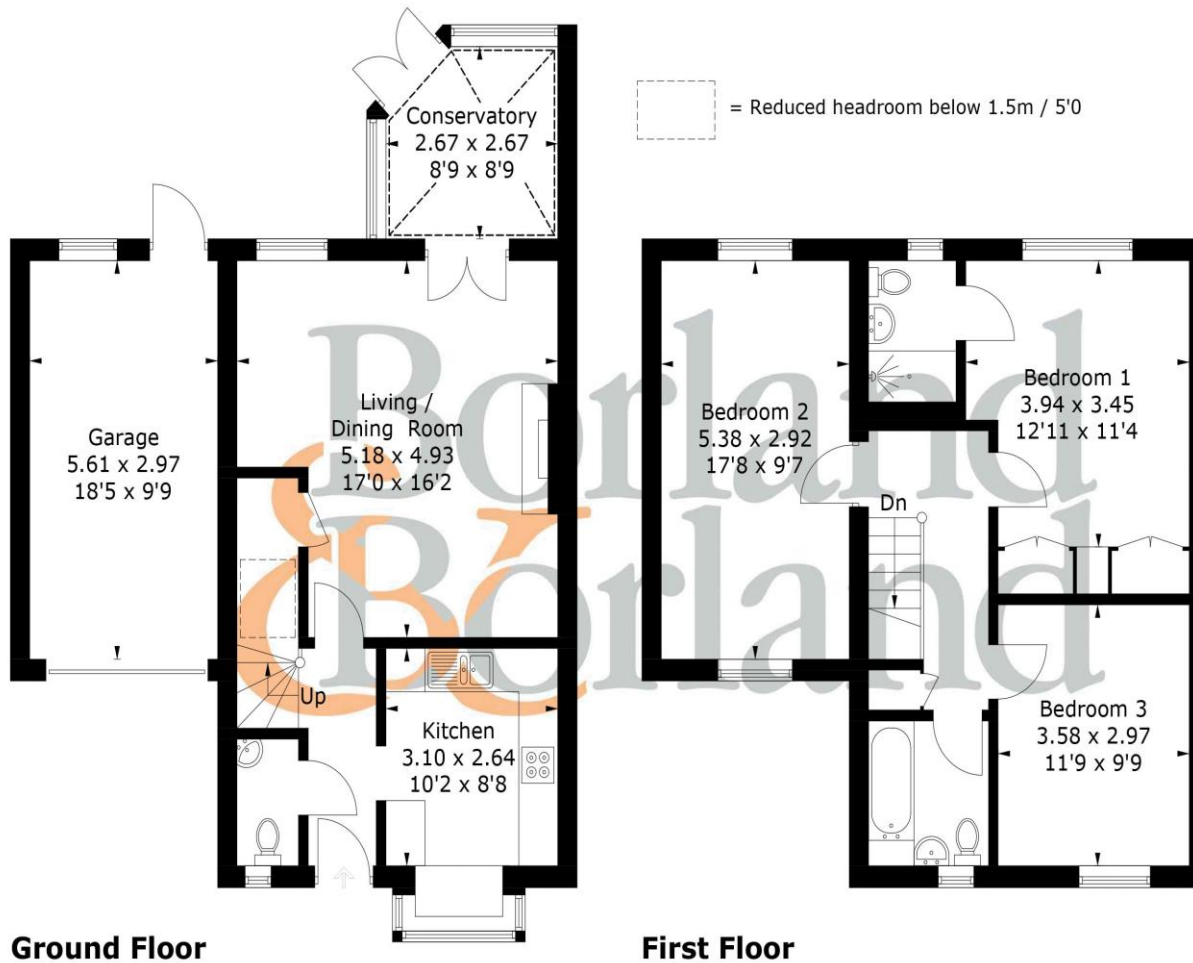
To the East is the Cathedral City of Chichester with its internationally renowned Festival Theatre. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events.





8, Jubilee Mews, PO10 8EA

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 125.0 sq m / 1345 sq ft



Directions

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1061681)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

