



# 12 Sultan Road, Emsworth, Hampshire PO10 7PP



Extended and improved character mid-terrace home. This property has undergone modernisation throughout by the current owners, these works include a new tiled roof in 2021, re-pointing to the front and a new kitchen. Conveniently located within a brief stroll of Emsworth recreation ground and Railway station, Emsworth Square is a short distance to the south with it's range of local shops, pubs and restaurants as well as doctor and dentist surgeries.

Accommodation comprises of: Sitting Room, Dining Room opening through to a modern fitted German Leicht kitchen with a range of integrated appliances, including a Siemens steam oven, Utility Room and WC. On the First floor; Master bedroom with fitted Italian Novamobili wardrobe, Dressing Room/ Study and a Large Family Bathroom with underfloor heating and separate bath and shower. On the second floor is bedroom two with ample eaves storage. Enclosed rear garden mainly laid to lawn with rear pedestrian access.

- IMMACULATE TERRACED HOME
- TWO BEDROOMS WITH FURTHER STUDY/ DRESSING ROOM
- SITTING ROOM WITH LOG BURNER & DINING ROOM
- NEWLY FITTED LEICHT KITCHEN WITH INTERGRATED APPLIANCES
- UTILITY & DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- WITHIN EASY REACH OF EMSWORTH TOWN CENTRE & TRAIN STATION
- NO FORWARD CHAIN

Asking Price  
£385,000  
Freehold





## ACCOMMODATION

### Ground Floor

- Sitting Room with Log burner
- Dining Room
- Premium German Kitchen by Leicht with a range of integrated appliances
- Utility
- WC



### First Floor

- Bedroom One with wardrobes to remain
- Dressing Room / Study
- Family Bathroom

### Second Floor

- Bedroom two with eaves storage

### Exterior

- Enclosed rear garden mainly laid to lawn. Rear access.





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

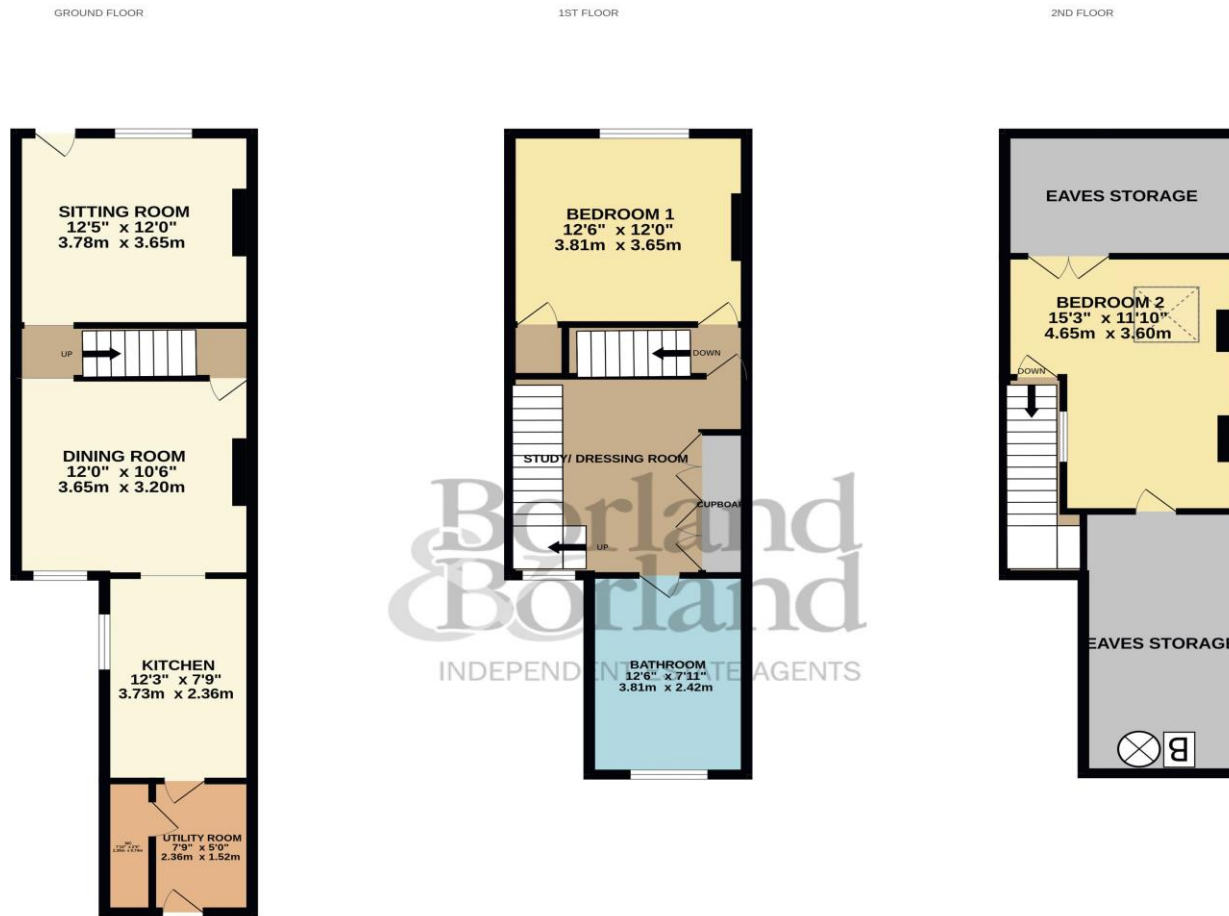
Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester.

Connections to Mainline railway station to London at nearby Havant.

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SULTAN ROAD, EMSWORTH

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**Directions**  
PO10 7PP

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