



# Harbour View, 3, School Lane, Emsworth PO10 7ED



NO FORWARD CHAIN. PRIME CENTRAL EMSWORTH LOCATION. Rarely available period home in this much sought after residential location moments from Emsworth millpond and Square. Delightful bright and light property offering elegant accommodation over two floors. The Ground Floor offers Entrance Lobby, Spacious Drawing Room opening onto the walled Courtyard Garden, Separate Dining Room, Fitted Kitchen. Upstairs are three delightful Bedrooms; one with a glimpse of the Mill Pond and a Bathroom. Warmed throughout by Gas Central Heating and Double Glazing. Outside the property is approached over its own driveway to a brick built Garage of Single Size, with metal up and over door and power and light.

- CHARMING CHARACTER HOME
- CLOSE MILLPOND & TOWN SQUARE
- TWO RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS BATHROOM
- GAS HEATING
- WALLED COURTYARD GARDEN
- GARAGE & OFF ROAD PARKING

Asking Price  
£850,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Porch
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Cloakroom



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

### External:

- Garage
- Driveway
- Walled courtyard garden.





## LOCATION

Placed within a few minutes walk of Emsworth high street with its range of shops including convenience stores, post office, greengrocers, doctor & dental surgeries, cafes and public houses. Moments from the harbour foreshore and Emsworth's two sailing clubs for those enjoying waterside walks & pursuits.

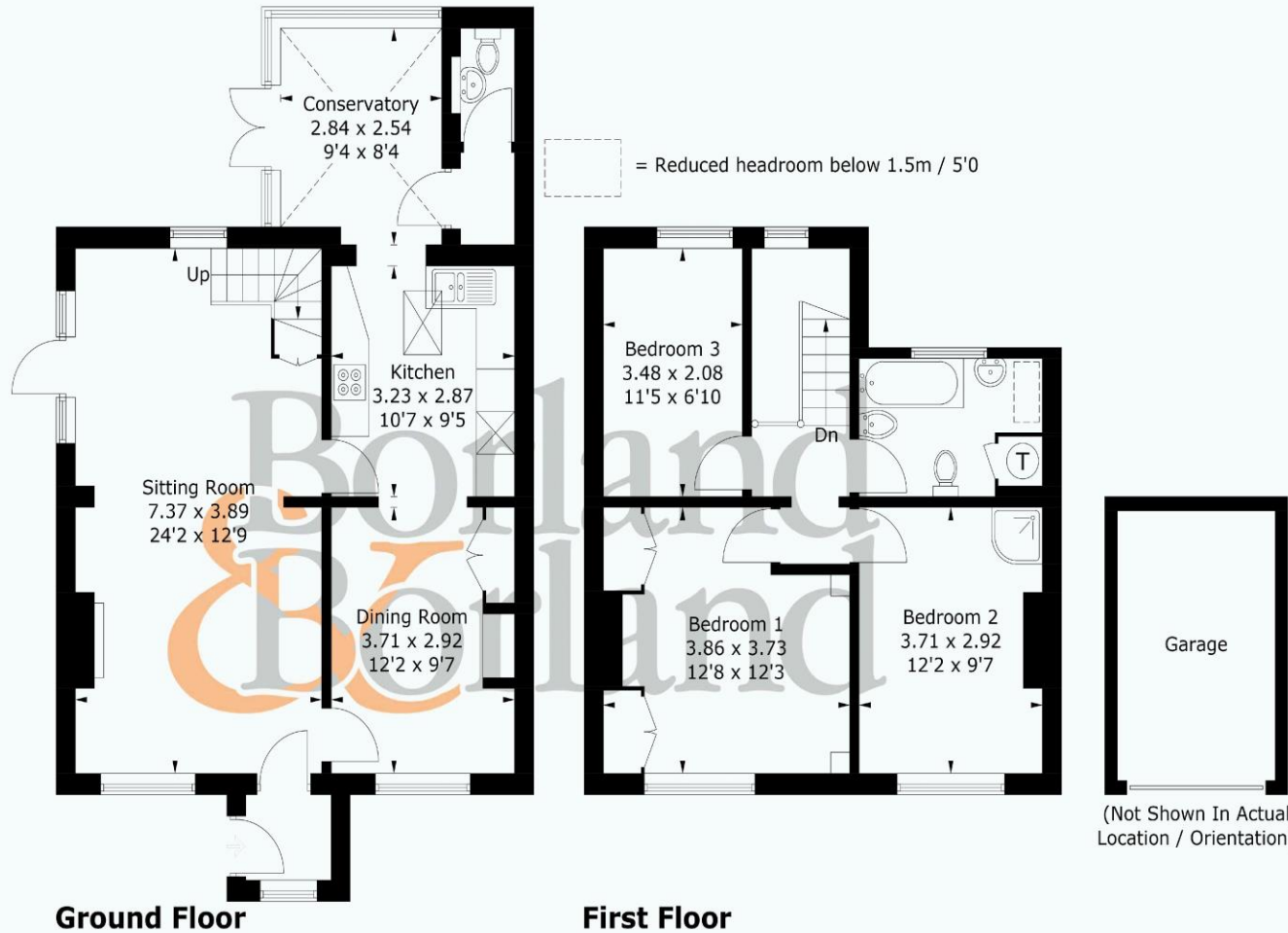
Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth and Brighton.





# School Lane, PO10

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft  
(Excluding Garage)



**Directions**  
PO10 7ED

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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. (ID1069668)

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