



# 17 Kings Terrace, Emsworth, Hampshire PO10 7AA



**DELIGHTFUL MEWS STYLE HOME - NO FORWARD CHAIN**, situated in this sought-after location within Emsworth's Conservation area and close to Emsworth Harbour foreshore. Located only 100 yards of Emsworth's busy town centre with its range of independent shops & cafés/restaurants, and amenities including doctor/dentist surgeries, post office, transport links.

The accommodation comprises: Entrance Hall. WC. Kitchen. Sitting/Dining Room. First Floor: Three Bedrooms. Bathroom This property benefits from gas central heating, double glazed windows, low maintenance rear Courtyard Style Garden, garage with electric door and rear door with access from garden.

- CENTRAL LOCATION
- THREE BEDROOMS MEWS STYLE HOME
- SITTING/ DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REAR GARDEN
- GARAGE WITH ELECTRIC DOOR
- NO FORWARD CHAIN

Asking Price  
£485,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Kitchen
- Sitting/ Dining Room
- WC

### First Floor:

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

### Exterior:

- Enclosed Low Maintenance Rear Garden with rear pedestrian access
- Single Garage with electric door.
- Rear Garden Door with access into garden





## LOCATION

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

The property is within a short stroll of Emsworth shops, cafés/restaurants, doctor/dentist surgeries and bus service.

It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

Easy access is afforded to London via the A3 and mainline railway station at Havant.



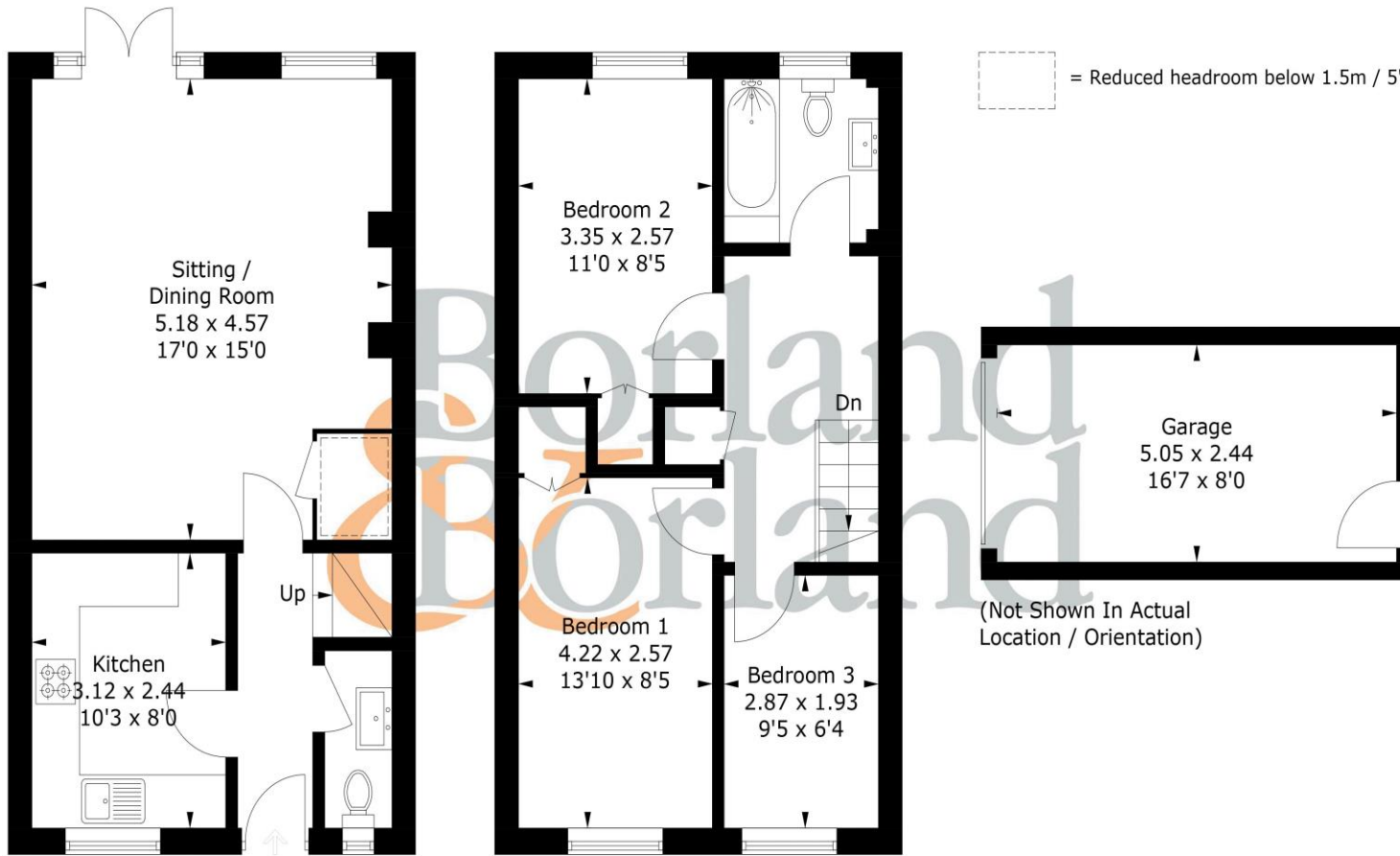


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Approximate Gross Internal Area = 77.2 sq m / 831 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 89.6 sq m / 964 sq ft



**Ground Floor**

**First Floor**

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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. (ID1074207)



**Directions**  
SAT NAV: PO10 7AA

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