



9 Kingsey Avenue, Emsworth,
Emsworth PO10 7HP



DETACHED CHALET STYLE HOME - NO FORWARD CHAIN in highly sought after South-West Corner of Emsworth. It is situated in a cul-de-sac, close to Chichester Harbour foreshore and within easy reach of Emsworth town centre. This is a spacious, Detached Chalet Style home in need of modernisation, and offering versatile accommodation. It offers Two Reception Rooms, Four Bedrooms, Detached Garage and established, private Garden.

From the Entrance Hall, there are entrances to Sitting Room, Dining Room, Kitchen, Bedroom4/Study and Cloakroom. The large L-shape Sitting Room has an open fire and links through to the Dining Room. There is a lean to adjoining the kitchen. To the first floor are Three Bedrooms, two with eaves storage, and a Family Bathroom. To the exterior is a mature garden, off road parking and detached garage.

- BUILT IN 1962
- SOUTH-WEST CORNER OF EMSWORTH
- FOUR BEDROOMS
- VERSATILE ACCOMMODATION
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- MATURE GARDEN
- NO FORWARD CHAIN

Asking Price
£795,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Lean to
- Bedroom Four / Study
- Cloakroom



First Floor:

- Bedroom 1 with eaves storage
- Bedroom 2 with built-in cupboard & eaves storage
- Bedroom 3
- Family Bathroom

Exterior:

- Detached Garage
- Established Garden
- Driveway with Parking





LOCATION

Situated south of the A259, close to Emsworth Mill Pond and a short walk from the harbour foreshore, giving easy access to the sailing clubs. Emsworth Square with its variety of independent shops, cafés/restaurants and amenities, including post office & doctor/dentist surgeries, can be reached by foot around the Mill Pond.

Emsworth sits on the upper reaches of Chichester Harbour, which was designated an Area of Outstanding Natural Beauty (AONB) in 1964, in recognition of the wealth of wildlife and birds to be found in its many quiet creeks and rythes, combined with its beautiful shoreline.

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 horse racing & motor events.

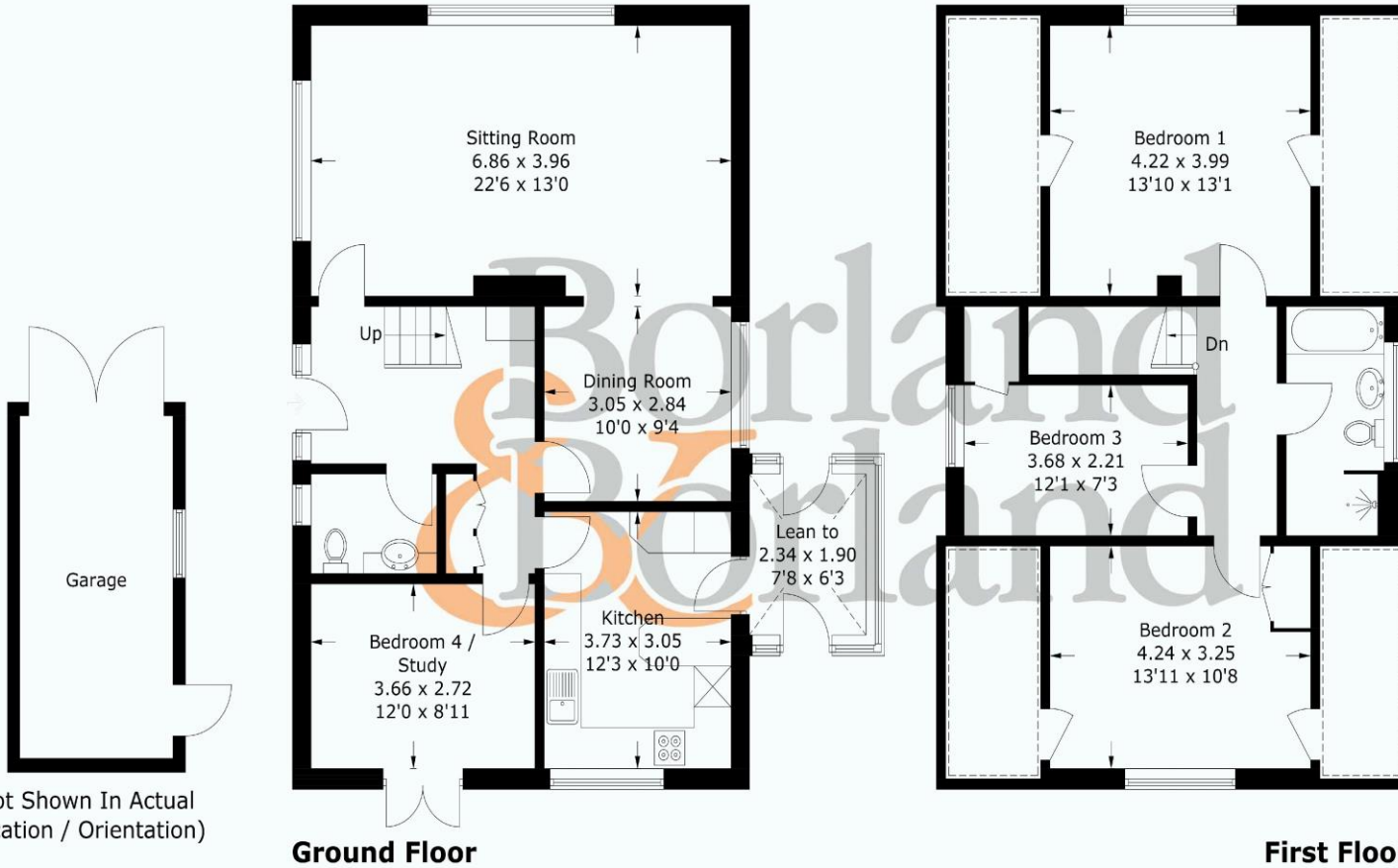
There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via the A27 & A3, and via train stations at Emsworth & nearby Havant.





9, Kingsey Avenue, PO10 7HP

Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft
(Excluding Garage)



Directions

SAT NAV: PO10 7HP

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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. (ID1072924)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

