



Brambletye, North Street, Emsworth PO10 8SR



Attractive Semi-Detached Country Cottage, built of Brick and set under a slate roof with clipped sussex barn end. Situated towards the northern edge of this popular West Sussex Village. The property benefits from an elevated position with a favoured East/West aspect. The property has an ornate wooden Porch opening into the Hallway, There are two Spacious reception rooms one with an open fire and the other with a wood-burning stove. The L-Shaped Kitchen/Breakfast Room has country styling and a with twin aspect area to enjoy a coffee whilst looking over the mature garden. On the First Floor there are two bedrooms and a Bathroom. There is scope for Extension subject to the usual planning consents. The mature gardens are mainly South facing, with a wide collection of mature flower and shrub beds and borders. Garden Shed and Gardeners w.c.

- SEMI-DETACHED HOUSE
- POPULAR WEST SUSSEX VILLAGE
- TWO RECEPTION ROOMS
- COUNTRY STYLE
KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- GAS CENTRAL HEATING
- ATTRACTIVE SOUTH FACING
GARDENS
- VIEWING ESSENTIAL

Asking Price
£499,995
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- 2nd Reception room
- Kitchen/Dining Room

First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

External:

- Front and rear Gardens
- Shed
- Gardeners WC





LOCATION

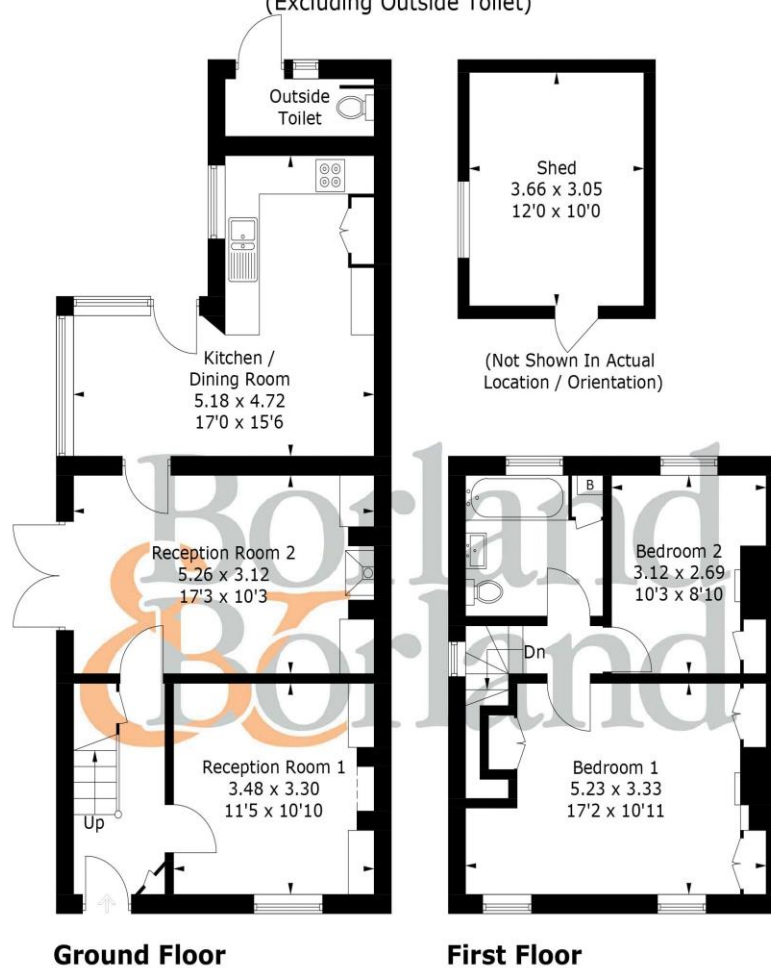
Westbourne is a much requested West Sussex village with a church, general store with post office, chemist, a range of local shops, restaurant, pubs and a village school. Emsworth town centre and foreshore is also located approximately two miles from Westbourne. To the north is the South Downs National Park and to the south is the Chichester Harbour, a National Landscape formerley an Area of Outstanding Natural Beauty. Rail links are easily accessible from both Emsworth and Havant as are main road and bus links to London and the South Coast. Viewing strongly recommended to fully appreciate this delightful home.





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Approximate Gross Internal Area = 88.9 sq m / 957 sq ft
Shed = 11.1 sq m / 119 sq ft
Total = 100.0 sq m / 1076 sq ft
(Excluding Outside Toilet)



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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. (ID1076092)



Directions

Sat Nav: PO10 8SR

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