



# 4 Malvern Mews, Emsworth,

Emsworth PO10 7SR



NO FORWARD CHAIN. Three bedroom family home, situated in a cul-de-sac within a comfortable walk from Emsworth town centre and conveniently positioned close Brook Meadow conservation area and to the railway station. The accommodation comprises: Entrance Hall, Dining/ Sitting room. Kitchen with Oven, hob and washing machine to remain, Cloakroom. First floor: Three Bedrooms and Family Bathroom. The Property requires some modest updating. In addition, the property benefits from a brick built Garage, additional secure parking for a boat/trailer, double glazing, gas central heating and an enclosed South facing rear garden.

- MODERN (1992) TERRACE HOME IN CUL DE SAC
- SOME MODEST UPDATING REQUIRED
- 3 BEDROOMS
- GAS HEATING & DOUBLE GLAZING
- SOUTH FACING GARDEN
- GARAGE & PARKING
- EASY WALK TO CENTRE & TRANSPORT LINKS
- NO FORWARD CHAIN

Asking Price  
£350,000  
Freehold





## ACCOMMODATION

### Ground Floor:

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

### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom

### External:

- Private enclosed rear garden
- Garage
- Off road parking





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape formerly 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. Connects to Mainline railway station to London at nearby Havant.



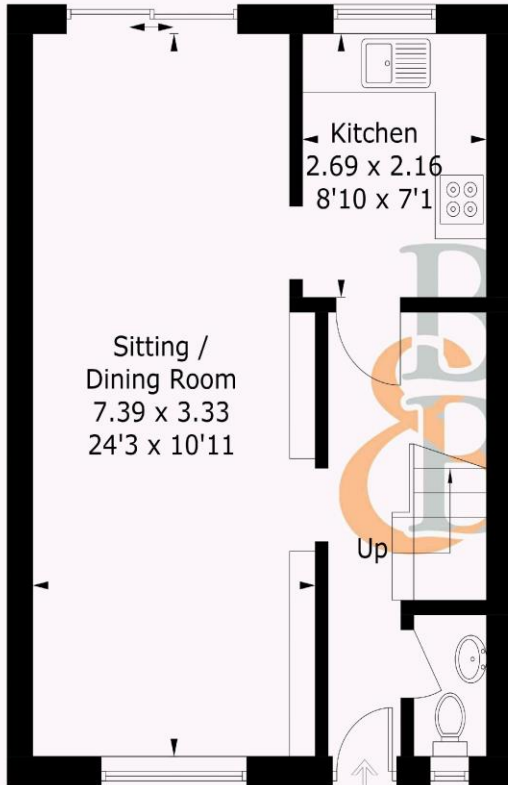


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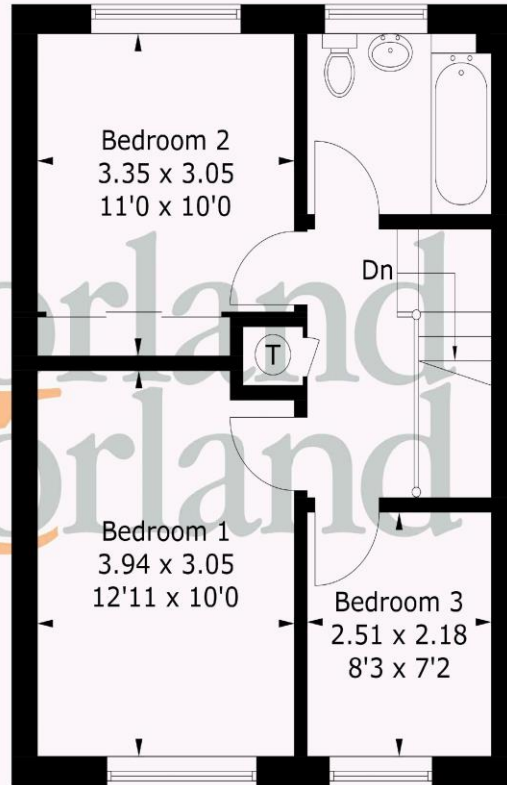
Approximate Gross Internal Area = 78.8 sq m / 848 sq ft

Garage = 13.5 sq m / 145 sq ft

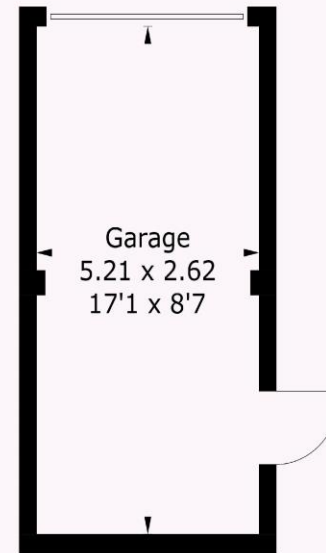
Total = 92.3 sq m / 993 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



### Directions

SAT NAV: PO10 7SR

### PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1078542)

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