



82 Havant Road, Emsworth,
Emsworth PO10 7LH



DETACHED FAMILY HOME - NO FORWARD CHAIN, located South of the A259. Coming to the market after years in the same ownership, this spacious, Four Bedroom house is now worthy of the updating required to create a new home. Approached over its own Driveway, this property has lawned Rear Garden, a range of Outbuildings and an attached Double Garage, with ample off-road parking.

Ground floor accommodation comprises Three Reception Rooms, Cloakroom, a large Kitchen/Breakfast Room and a Conservatory bringing the outdoors in, with its living vine. Upstairs there are Four Bedrooms and a Bathroom. There is a range of Outbuildings including Sheds, Single Garage/Workshop, Car Port and Double Garage which lend themselves to the keen hobbyist/car enthusiast, or for redevelopment to additional accommodation/annexe, subject to the usual planning consents.

- DETACHED FAMILY HOME
REQUIRING UPDATING
- SOUTH WEST EMSWORTH
- THREE RECEPTIONS &
CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS & BATHROOM
- GAS HEATING
- OUTBUILDINGS & GARAGING
- NO FORWARD CHAIN

Asking Price
£499,950
Freehold





ACCOMMODATION

Ground Floor:

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



First Floor:

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

External:

- Driveway
- Range of Outbuildings
- Double Garage
- Rear Garden, lawned & enclosed





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing. Emsworth is within a short walk and has a good selection of local shops, post office, cafés/restaurants, pubs and doctor/dentist surgeries.

Seven miles to the east is the historic Cathedral City of Chichester with its renowned Festival Theatre, and multiple shopping outlets. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events, and the South Downs are to the north.



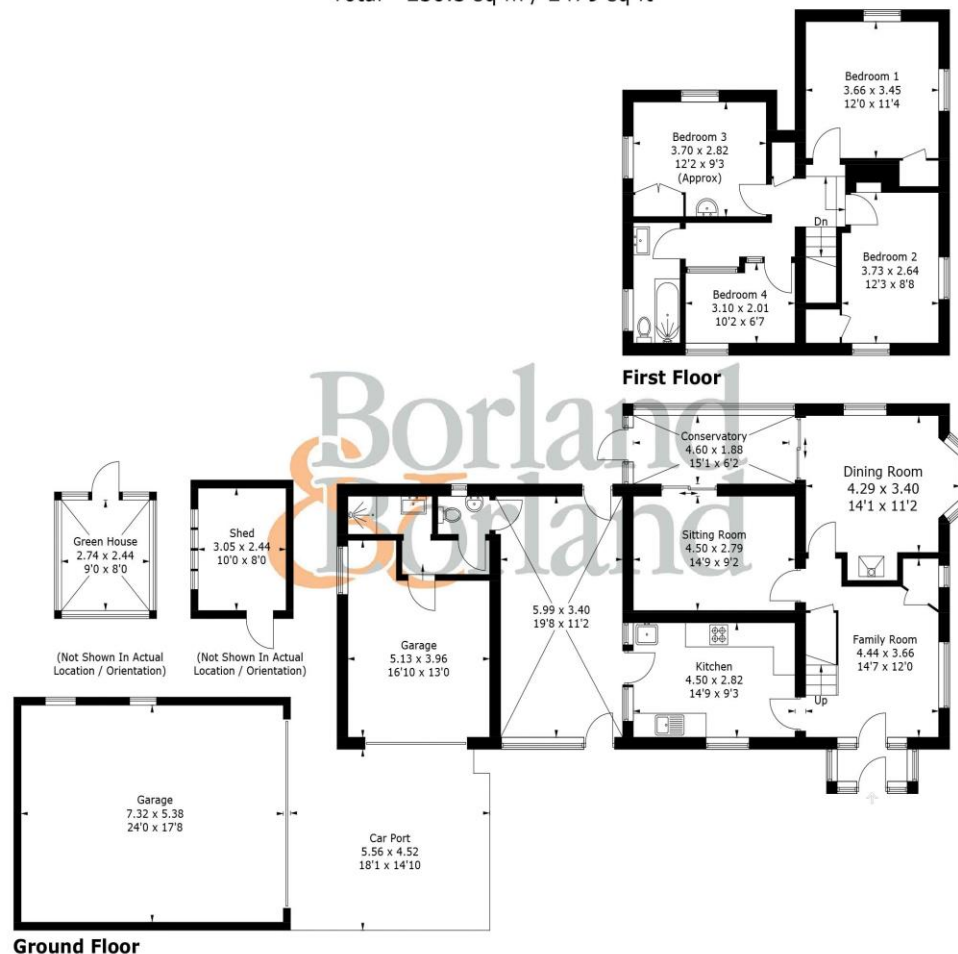


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Approximate Gross Internal Area = 176.7 sq m / 1902 sq ft
(Including Garage & Excluding External Garage)

External Garage & Outbuildings = 53.6 sq m / 577 sq ft

Total = 230.3 sq m / 2479 sq ft



Directions

SatNav: PO10 7LH

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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. (ID1075601)

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