



16 Selangor Avenue, Emsworth, Hampshire, PO10 7LT



NO FORWARD CHAIN... Substantial Four Bedroom Semi-Detached family home built circa 1930 with generous living spaces, gardens and parking, located in this popular residential location.

The property offers bright and light accommodation arranged over three floors comprising: Entrance Porch leading onto the spacious hallway, Cloakroom, Sitting Room, Kitchen/Breakfast Room, Conservatory with utility area. First Floor: Three Bedrooms and a Family Bathroom, Stairs leading to second floor and the principal Bedroom, En-suite Bathroom, and eaves storage. Externally there is a good-sized driveway, a garage, and a private enclosed rear garden laid to lawn with attractive flower and shrub Borders.

- SEMI-DETACHED 1930's FAMILY HOME
- SITTING ROOM, LARGE CONSERVATORY
- SPACIOUS KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- DRIVEWAY & GARAGE
- WELL ESTABLISHED PRIVATE ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

Asking Price
£575,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Cloakroom
- Kitchen/Breakfast Room
- Conservatory with utility area



First Floor:

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

Second Floor:

- Bedroom One with Ensuite
- Eaves Storage

External:

- Driveway
- Garage
- Private enclosed rear garden





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape (formerly an Area of Outstanding Natural Beauty) popular with walkers and sailing enthusiasts.

Chichester is seven miles to the East, and to the West is Havant with Mainline railway station for London..

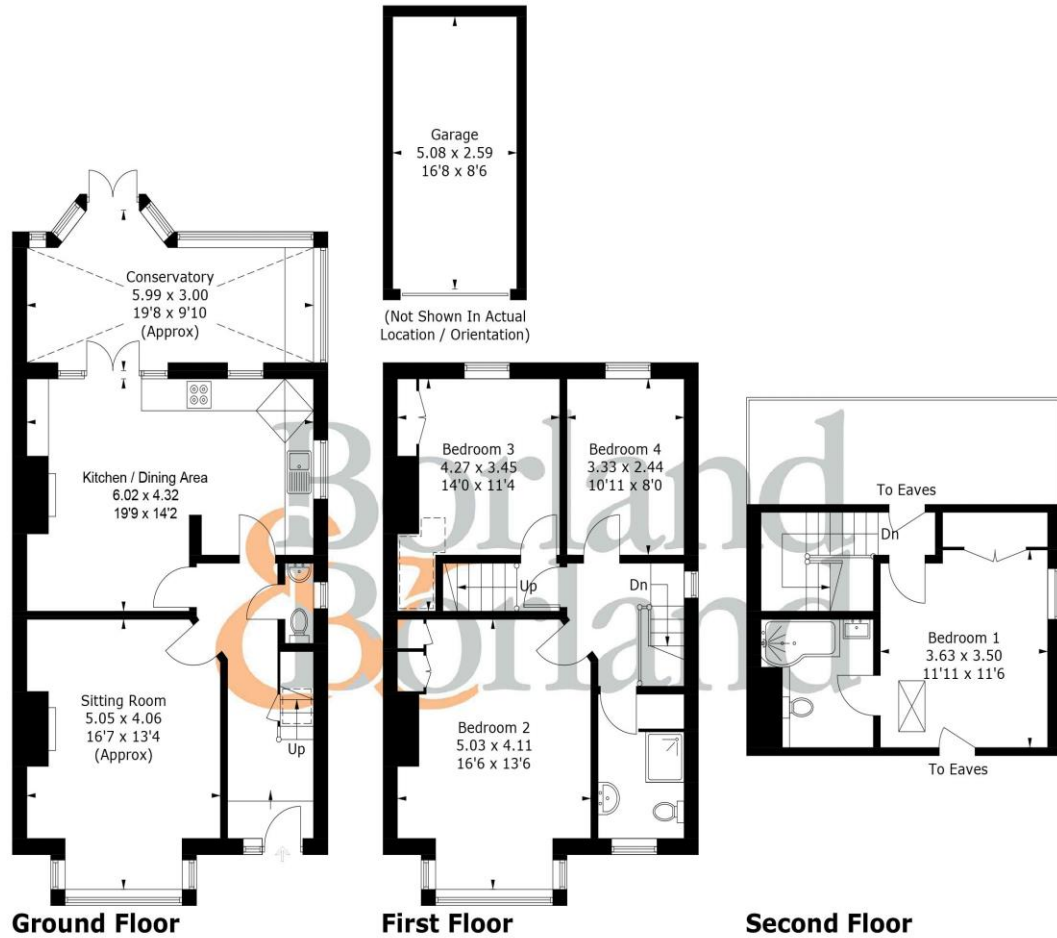
**NO FORWARD CHAIN.
VIEWING IS ESSENTIAL.**





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Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 163.7 sq m / 1762 sq ft



Directions
PO10 7LT

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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. (ID1086836)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

