



Fosters, 12 Lumley Gardens,

Emsworth PO10 8AG



NO FORWARD CHAIN. Opportunity to acquire this charming character cottage of which we believe was built in 1870 by Fosters Shipyard and Oyster merchants.

Ideally located within a close proximity of St Peter Pond and within a short walk of Emsworth town centre, millpond and harbour foreshore.

The accommodation comprises of: Entrance Hall. Open plan sitting, dining, kitchen with patio doors opening out onto a west facing courtyard. First Floor: Two Bedrooms. Family Bathroom. This delightful cottage has the benefit from a newly fitted kitchen, gas central heating, double glazed windows, an attractive east- west aspect with garden approximately 100ft in length. The summer house with power and lighting is to remain. Viewing strongly recommended. EPC D

- CHARMING CHARACTER TERRACED COTTAGE
- TWO BEDROOMS
- OPEN GROUND FLOOR ACCOMMODATION
- NEWLY FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- SUMMER HOUSE WITH POWER & LIGHTING
- GARDEN APPROXIMATELY 100FT
- CLOSE TO HARBOUR, ST PETER POND & EMSWORTH TOWN CENTER



Asking Price

£335,000

Freehold



11
Lavender

12

ACCOMMODATION

Ground Floor:

- Open plan Kitchen/Sitting/Dining Room - Newly fitted kitchen with integrated dishwasher, oven and hob.



First Floor:

- Bedroom One
- Bedroom Two
- Family Bathroom

Exterior:

- East-West aspect
- West facing courtyard garden
- East facing garden approximately 100ft, with patio area. Summer house with power and lighting to remain





LOCATION

Lumley Gardens lies within an easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local independent shops, Co-operative Store, Post Office and local amenities including doctor and dentist surgeries, tearooms, pubs and a range of restaurants.

A short distance from the Square, South Street leads onto the foreshore with a public slipway. The local dinghy sailing and water sports scene is well provided for by the two sailing clubs and two marinas nearby.

The property is within easy reach of major roads and rail links to London and the south coast. The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.



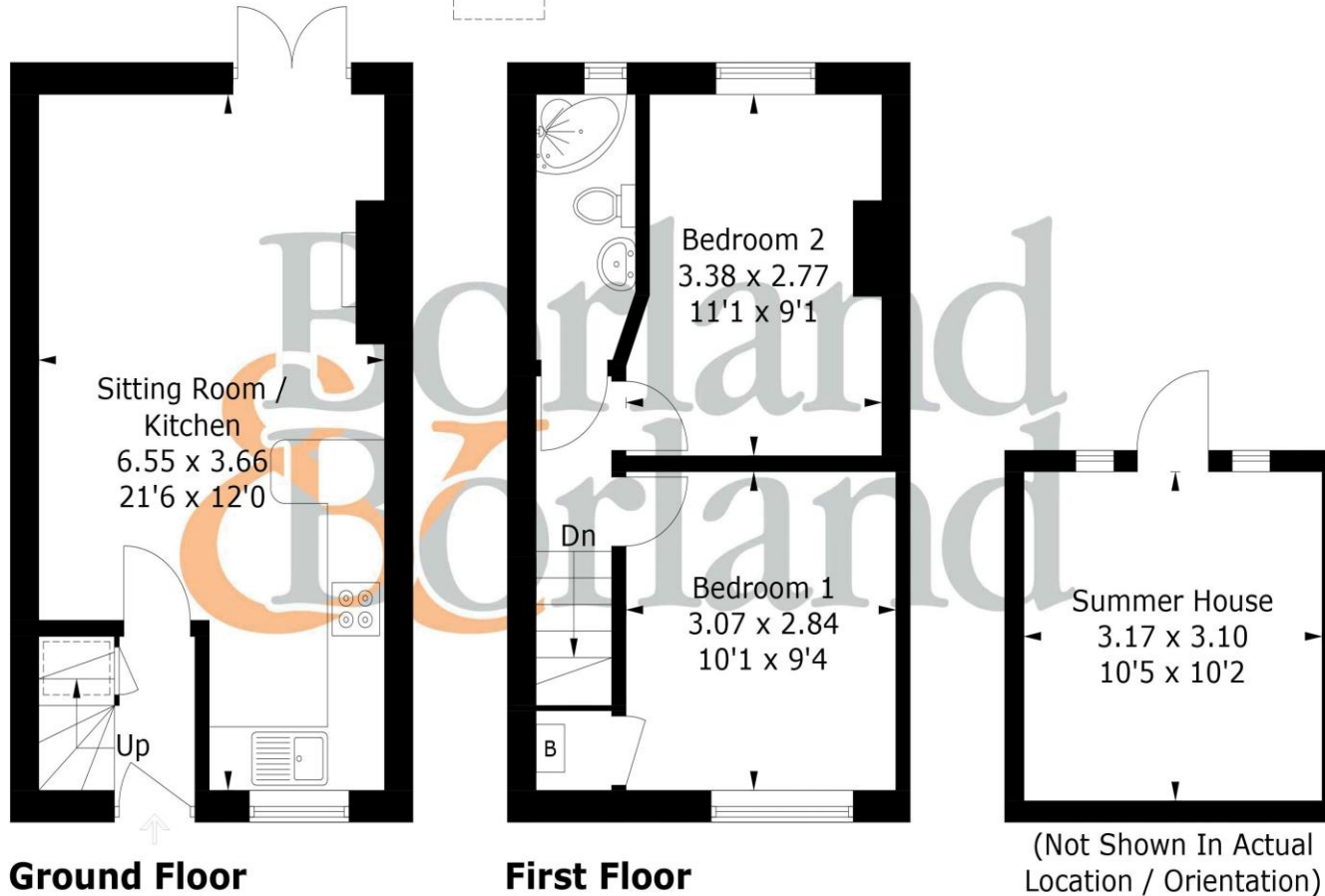


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Approximate Gross Internal Area = 48.6 sq m / 523 sq ft
 Summer House = 9.8 sq m / 105 sq ft
 Total = 58.4 sq m / 628 sq ft



 = Reduced headroom below 1.5m / 5'0



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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. (ID1092476)



Directions
 SAT NAV: PO10 8AG

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