



# 46 Victoria Road, Emsworth, Emsworth PO10 7NJ



Located within walking distance of Emsworth town centre is this Two Bedroom Semi Detached home, partly modernised and scope for further improvements.

Accommodation comprises: Sitting Room, Dining Room, Galley fitted Kitchen, Cloakroom, Rear Lobby/Utility Room, First Floor: Bedroom One, Wet Room, Bedroom Two, Cloakroom, Ladder to Loft Room with plenty of storage in the eaves. The property benefits from having gas central heating and double glazing. Externally there is a south facing garden, laid to lawn with a patio area and summer house.

- SEMI DETACHED HOUSE
- SPACIOUS GROUND FLOOR ACCOMMODATION
- TWO BEDROOMS
- FAMILY WET ROOM
- NO FORWARD CHAIN
- CLOSE TO TRANSPORT LINKS
- SOUTH FACING GARDEN
- CLOSE TO EMSWORTH TOWN CENTRE

Asking Price  
£370,000  
Freehold





# Accommodation

## Ground Floor:

- Sitting Room
- Dining Room
- Galley Kitchen
- Cloak Room
- Rear Lobby/Utility



## First Floor:

- Bedroom One
- Wet Room
- Bedroom Two
- Cloakroom

## Second Floor:

- Loft Room with eaves storage

## External:

- South Facing Rear Garden
- Summer House





## Location

This property is well placed for those wanting to be within easy reach of the town centre, transport links, millpond and harbour foreshore. Also conveniently located for local schools, doctors and dental surgeries.



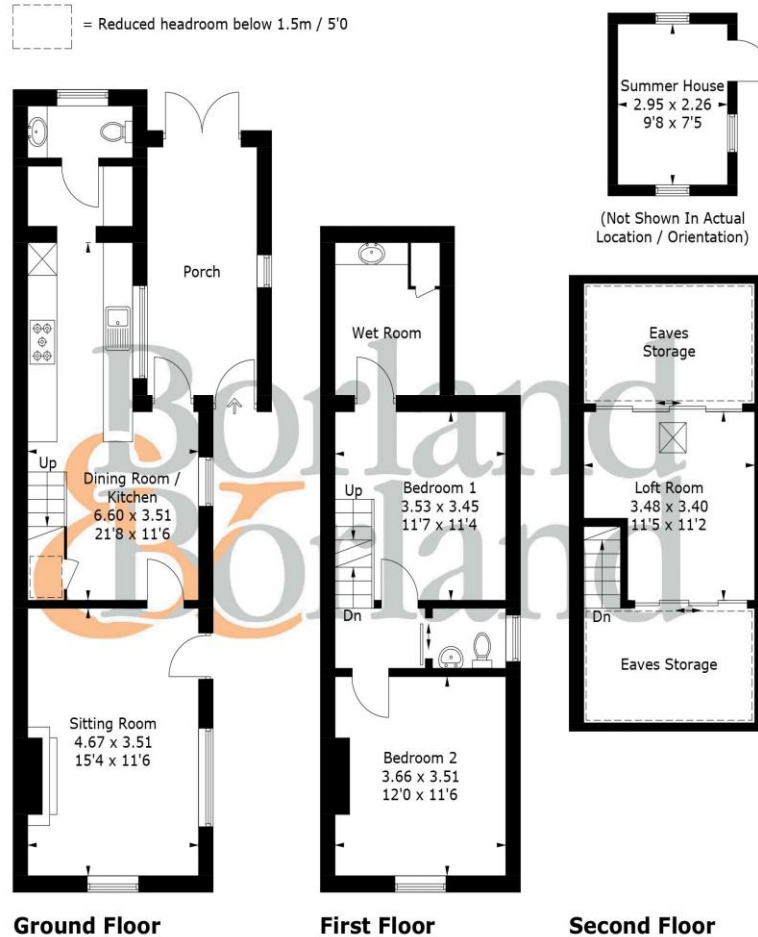
Emsworth is situated within the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, famed for its recreational sailing and its delightful thriving range of shops, cafés, restaurants and its sense of community. To the north is the South Downs National Park and to the east is the Cathedral City of Chichester, with its renowned Festival Theatre and Goodwood events.





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Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft  
 Summer House = 6.6 sq m / 71 sq ft  
 Total = 125.5 sq m / 1351 sq ft  
 (Including Eaves Storage)



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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. (ID1021299)



**Directions**  
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