



# 12 Highland Road, Emsworth, PO10 7JN



This extended Four Bedroom terraced family home, offers more than meets the eye. Situated in a much requested residential position and is ideally placed for those who wish to live within walking distance of Emsworth Mill Pond and Sqaure, with local amenities and A school close by.

The accommodation comprises Entrance Porch, Sitting/Dining Room, Kitchen with Conservatory, First Floor Three Bedrooms, One with additional WC, Family Bathroom, stairs to second floor, Bedroom One, with Ensuite shower room. Outside the property is approached over a pathway overlooking a communal green space, A well stocked front garden with a seating area and a rear courtyard style garden.

- FOUR BEDROOM EXTENDED TERRACED HOUSE
- CLOSE TO EMSWORTH CENTRE
- OPEN PLAN LAYOUT
- LOFT EXTENSION WITH ENSUITE SHOWER ROOM
- FRONT AND REAR COURTYARD GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE IN NEARBY BLOCK

Asking Price  
£450,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Porch
- Sitting/ Dining Room
- Kitchen
- Conservatory

### First Floor:

- Bedroom Two with WC.
- Bedroom Three
- Bedroom Four
- Family Bathroom

### Second Floor:

- Bedroom One
- Ensuite Shower Room

### External:

- Front and rear Garden
- Garage in nearby block.





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, the bustling harbour side town of Emsworth offers a good range of local shops and amenities and its own railway station with good road links to Chichester, the M27 and the A3 to London.

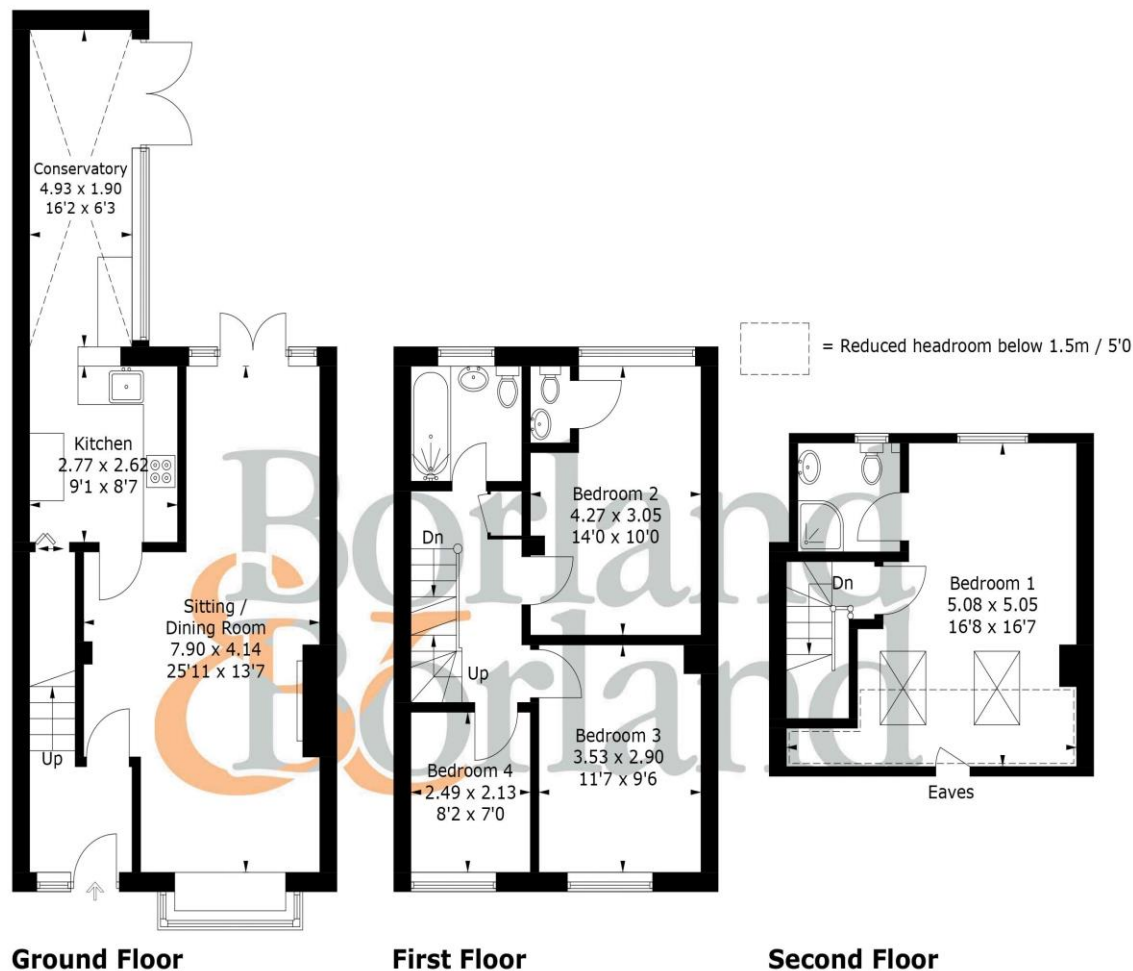
To the north are the South Downs with multiple shopping outlets at Chichester. Horse, motor racing and flying at nearby Goodwood.





# Highland Road, PO10

Approximate Gross Internal Area = 116 sq m / 1249 sq ft



**Directions**  
PO10 7JN

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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. (ID1100015)

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