



# 31 Brook Gardens, Emsworth, PO10 7JY

NO FORWARD CHAIN.... Rare opportunity to acquire this Four Bedroom Semi-detached family home for sale for the first time since 1971. Located in the much-requested Southwest corner of Emsworth and tucked in a quiet cul de sac. The property is now worthy of modest updating. The property comprises: Entrance porch, sitting room, cloakroom, dining room, kitchen. On the first floor there are four double bedrooms, a shower room and a separate WC. Externally the property is approached over a driveway, there is an integral garage, and side access to the private enclosed south facing rear garden. To the right of the property, you can see countryside views.

- SOUTH WEST CORNER OF EMSWORTH
- FOUR DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO THE FORESHORE
- DRIVEWAY & GARAGE
- NO FORWARD CHAIN

Asking Price  
£399,950  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Porch
- Sitting Room
- Cloakroom
- Dining Room
- Kitchen



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room
- Separate WC

### External:

- Driveway
- Garage
- Private enclosed rear Garden

EPC: F

Council Tax Band: D





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Mainline railway station to London at nearby Havant



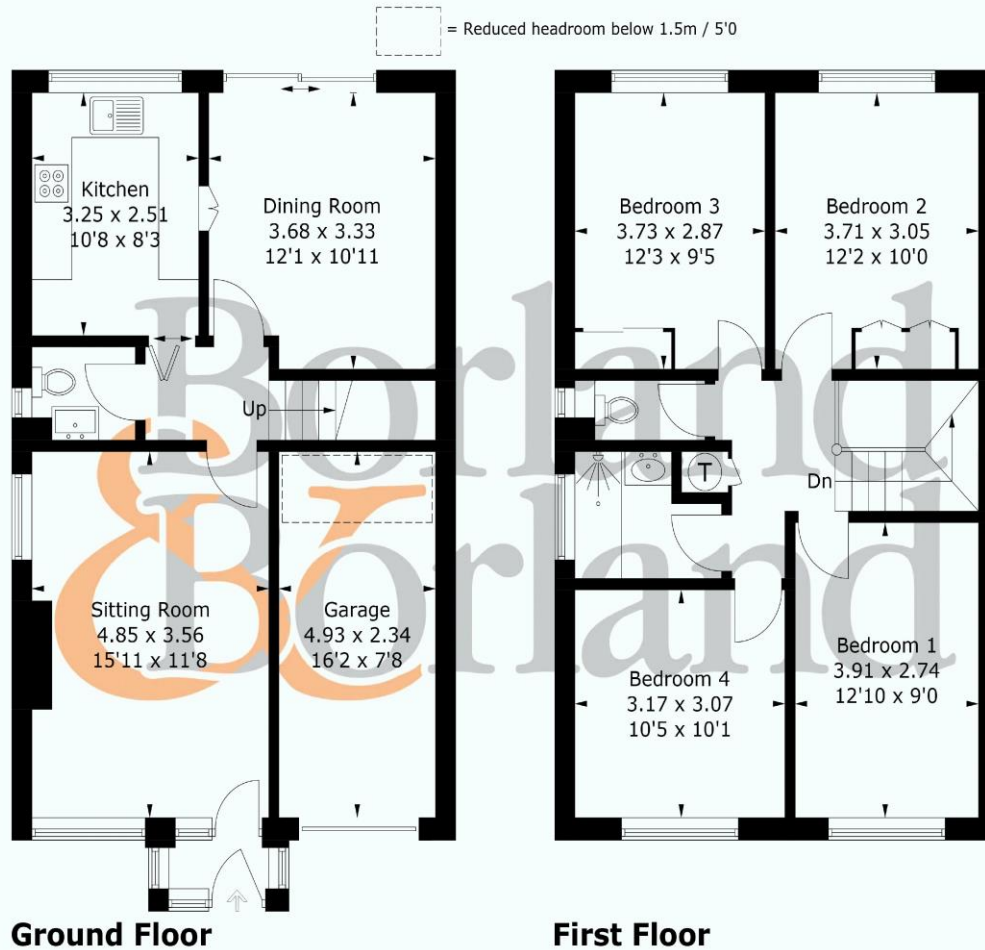


0344 892 8978  
BOSCH



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Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 118.1 sq m / 1271 sq ft



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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. (ID1102028)



**Directions**  
 SAT NAV PO10 7JY

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