



5 Riverside Terrace, Emsworth, PO10 7SS



NO FORWARD CHAIN- PRIME CENTRAL EMSWORTH LOCATION for this delightful terraced home, in Emsworth's conservation area. The property is conveniently located within easy walking distance to Emsworth square with its range of shops, bank, church, dentist and chemist. The quayside is a short distance away offering harbour walks and a public slipway for those wishing to launch a dinghy. The property's accommodation comprises of: Entrance Hall, Cloakroom, Kitchen, Sitting/Dining Room with an open fire, Study, Three Bedrooms and Bathroom. The property benefits from gas central heating and double glazing. The front outlook is trees and the River Ems, with a charming seating area. Fully enclosed rear courtyard garden, which is southerly facing and has side access. The property also benefits from a garage and parking space.

- CENTRAL EMSWORTH LOCATION
- OVERLOOKING RIVER EMS AND TREES TO FRONT
- DOWNSTAIRS CLOAKROOM & STUDY
- THREE BEDROOMS
- SOUTH-WEST WALLED REAR GARDEN
- GARAGE & PARKING SPACE
- EASY WALK TO LOCAL SHOPS & AMENITIES
- NO FORWARD CHAIN

Asking Price
£450,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room
- Study



First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Front & Rear Gardens
- Garage in nearby block





LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. The property is within a short stroll of Emsworth shops, cafe's, doctor/dentist surgeries and bus service.

It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east.

Chichester is renowned for its Festival Theatre and Goodwood events. Easy access is afforded to London via the A3 and mainline railway station at Havant.




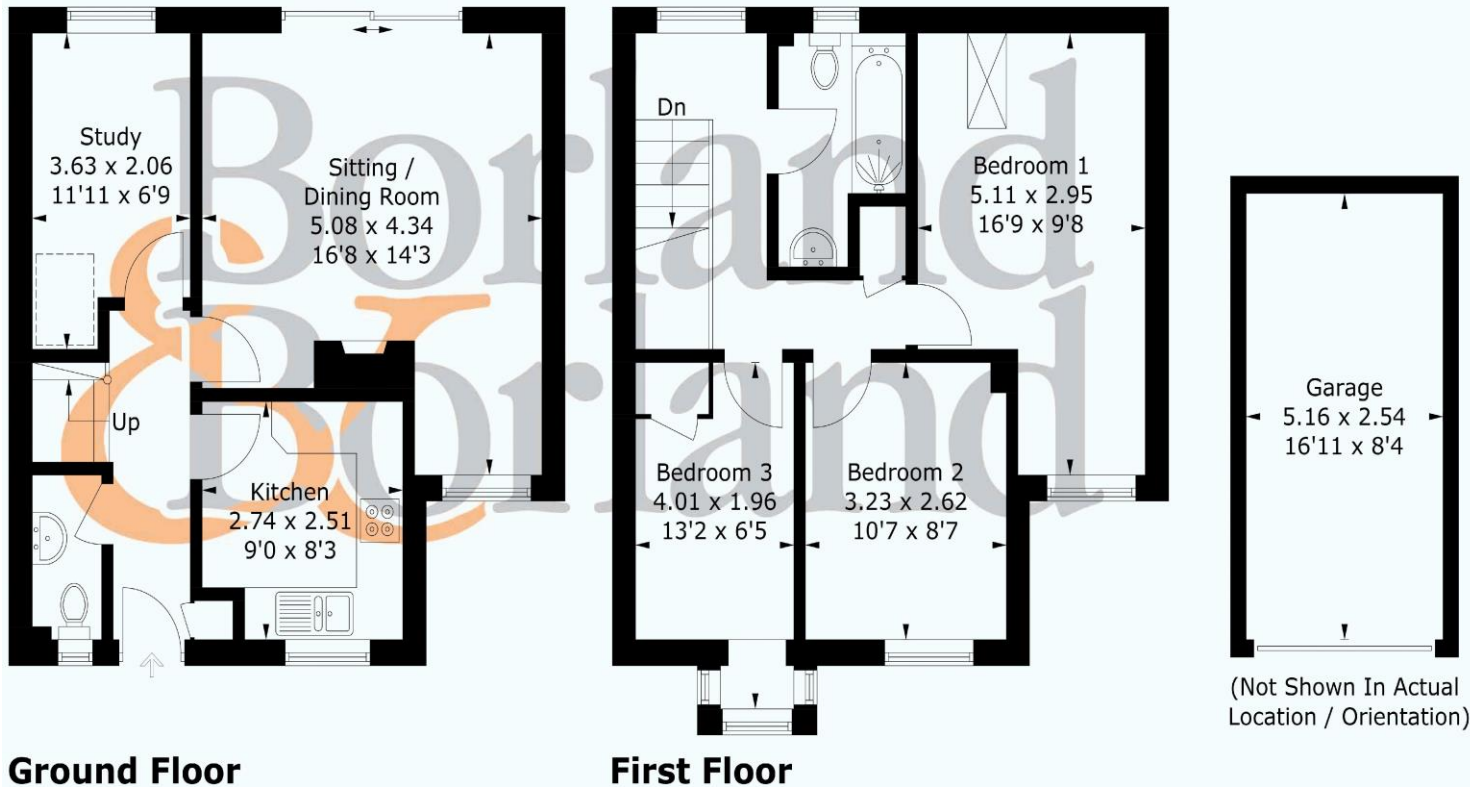


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Approximate Gross Internal Area = 86.8 sq m / 934 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 99.9 sq m / 1075 sq ft



 = Reduced headroom below 1.5m / 5'0



Directions
 SAT NAV: PO10 7SS

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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. (ID1117787)

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