





3 School Lane,  
Emsworth PO10 7ED

**Borland  
& Borland**

**NO FORWARD CHAIN - PRIME CENTRAL EMSWORTH LOCATION....** Rarely available gem of a period home in this much sought after quiet cul de sac off the High Street and close to the millpond. Delightful bright and light property offering elegant accommodation over two floors.

The ground floor comprises entrance lobby, spacious living room, dining room, fitted kitchen, cloakroom and conservatory opening onto a charming walled courtyard garden. Upstairs is a master bedroom with view of the millpond, double guest room, large single room and bathroom. There is a new gas boiler, and there is double-glazing throughout. The property benefits from a drive accommodating two vehicles and a brick built garage with electric door.

- ATTRACTIVE CHARACTER HOME
- QUIET LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- RECENTLY DECORATED
- NEWLY FITTED CARPETS
- NEW GAS COMBINATION BOILER
- WALLED COURTYARD GARDEN
- GARAGE & DRIVEWAY PARKING

Asking Price  
£825,000  
Freehold







## ACCOMMODATION

### Ground Floor:

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

### First Floor:

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

### External:

- Garage, brick-built, elec door
- Driveway with parking
- Walled Courtyard Garden









## LOCATION

Within a few minutes' walk of the High Street with an array of excellent shops and services including an independent greengrocer, butcher, fishmonger, a convenience store, post office, library, doctor and dental surgeries.

Situated on Chichester Harbour, Emsworth is charming and picturesque offering residents a large choice of restaurants and cafes and a strong community spirit. Activities include all sorts of water sports, two sailing clubs and plenty of walks in this beautiful location and beyond onto the South Downs National Park.

There are excellent road and rail links with easy access to London, Portsmouth, Chichester and Brighton.

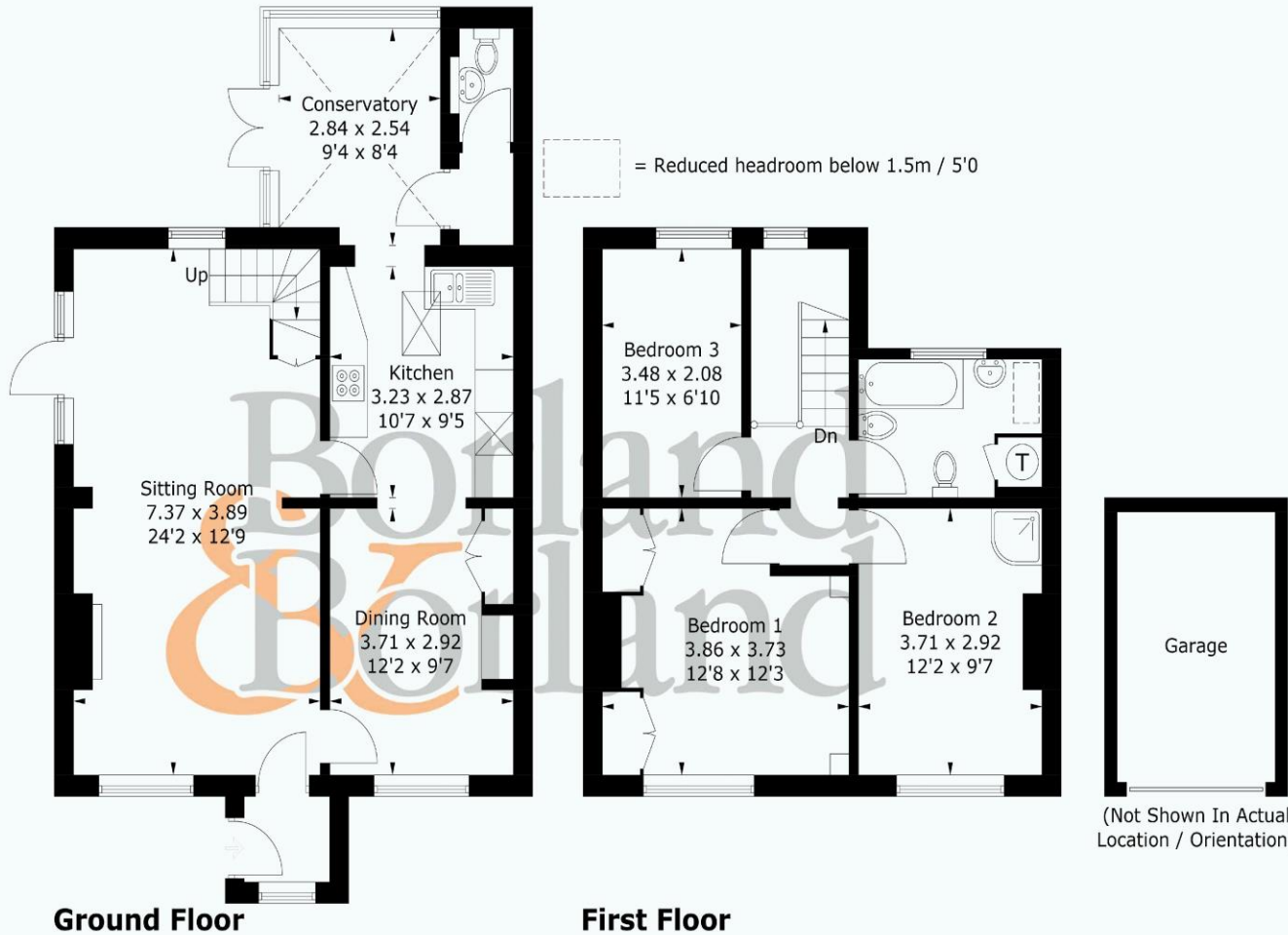






# School Lane, PO10

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft  
(Excluding Garage)



**Directions**  
PO10 7ED

(Not Shown In Actual  
Location / Orientation)

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1069668)

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