



1 Birch Tree Drive, Emsworth,
Emsworth PO10 7RS



SPACIOUS DETACHED BUNGALOW - NO FORWARD CHAIN..... Borland & Borland are pleased to offer for sale this Detached Bungalow with wrap around Garden, Driveway & Garage. It is in walking distance of the village of Westbourne, with its local shops including Co-op, post office, café/pubs.

This bungalow property is now in need of modernisation - with its extension, large Reception Rooms & Double Bedrooms there is scope to give a new owner the opportunity to create a comfortable new home, complete with a manageable garden and own, on-site parking. Viewing strongly recommended.

- EXTENDED DETACHED BUNGALOW
- MODERNISATION REQUIRED
- TWO RECEPTION ROOMS; THREE BEDROOMS
- GAS HEATING
- WRAP AROUND GARDEN
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price
£475,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance porch
- Kitchen/Dining Room
- Sitting Room
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom

Exterior:

- Off-road Parking
- Garage
- Garden





LOCATION

Birch Tree Drive is located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park. It is situated within walking distance of the West Sussex village of Westbourne which offers a range of shops, Co-op with Post Office, doctor's surgery, pharmacy and a range of other amenities.

To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour (A National Landscape, formerly AONB), and has a range of independent shops and amenities.

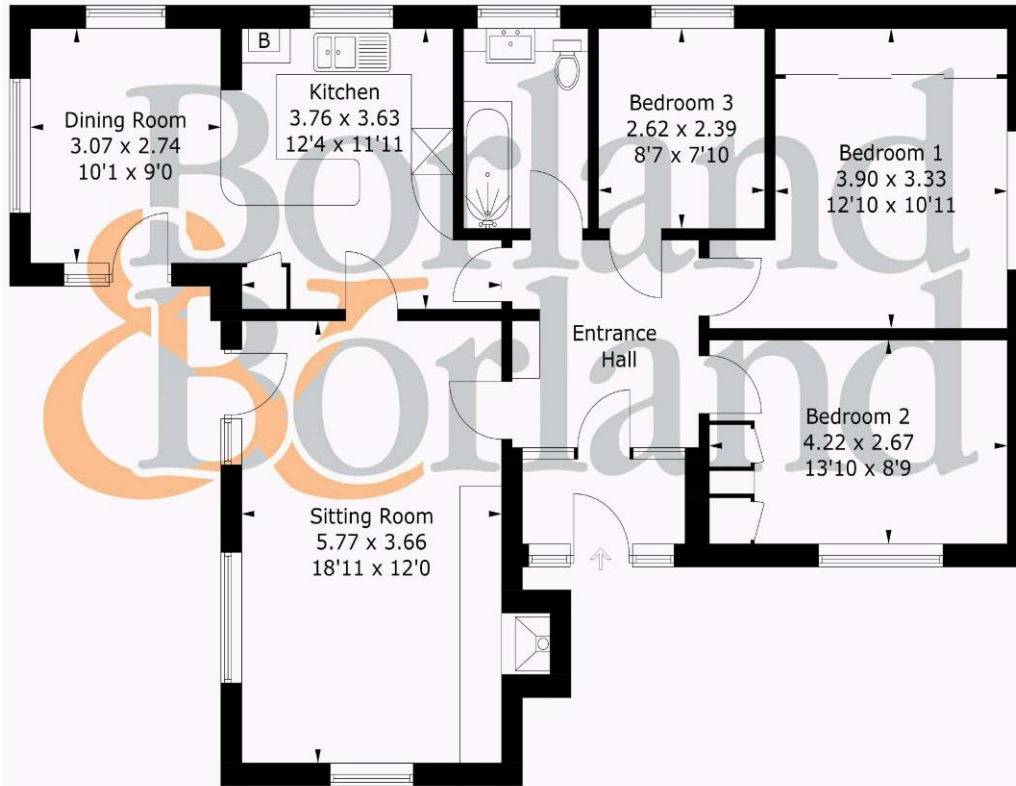
Easy access is afforded to the A3 & M27, and nearby Havant station provides direct mainline rail links to London (Waterloo) & the south coast.



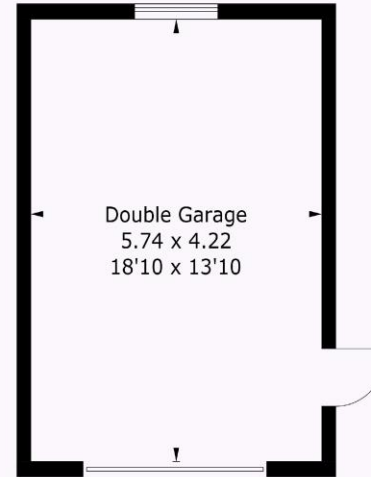


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Approximate Gross Internal Area = 95.0 sq m / 1022 sq ft
Double Garage = 24.1 sq m / 259 sq ft
Total = 119.1 sq m / 1281 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



Directions
SAT NAV: PO10 7RS

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. (ID1122757)

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