



13 Pelham Terrace, Emsworth, Hampshire PO10 7JB



NO FORWARD CHAIN – PRIME EMSWORTH LOCATION.... A central Emsworth location with the advantage of a detached Double Garage. A delightful, Semi Detached house in the heart of Emsworth's Conservation Area, situated on this much requested development. It is an easy walk to the variety of independent shops & cafés, as well as sailing clubs which Emsworth has to offer.

This Three Bedroom property offers comfortable living and attractive accommodation, and has a walled, South facing rear garden. This home benefits from double glazed windows, gas central heating, solar panels, modern kitchen, newly fitted bathroom & cloakroom.

- CENTRAL EMSWORTH
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- NEWLY FITTED KITCHEN & BATHROOM
- IMMACULATE THROUGHOUT
- SOUTH FACING WALLED GARDEN
- DOUBLE GARAGE
- NO FORWARD CHAIN

Asking Price
£575,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom, newly fitted
- Kitchen
- Sitting/Dining Room
- Conservatory



First Floor:

- Landing
- Bedroom One with fitted wardrobes
- Bedroom Two with bay window
- Bedroom Three
- Family Bathroom, newly fitted

Exterior:

- South Facing Rear Garden, walled & low maintenance
- Detached Double Garage





LOCATION

The property is within walking distance of Emsworth's town centre shops incl post office, library, doctor/dentist surgeries & restaurants/cafés. There is regular bus service and a train station.

Emsworth also boasts two sailing clubs and a marina. The historic Cathedral city of Chichester with its renowned Festival Theatre lies approximately 7 miles to the east whilst the junction with the A27 is only about 1.5 miles away providing access west along the coast to Portsmouth and east to Brighton.

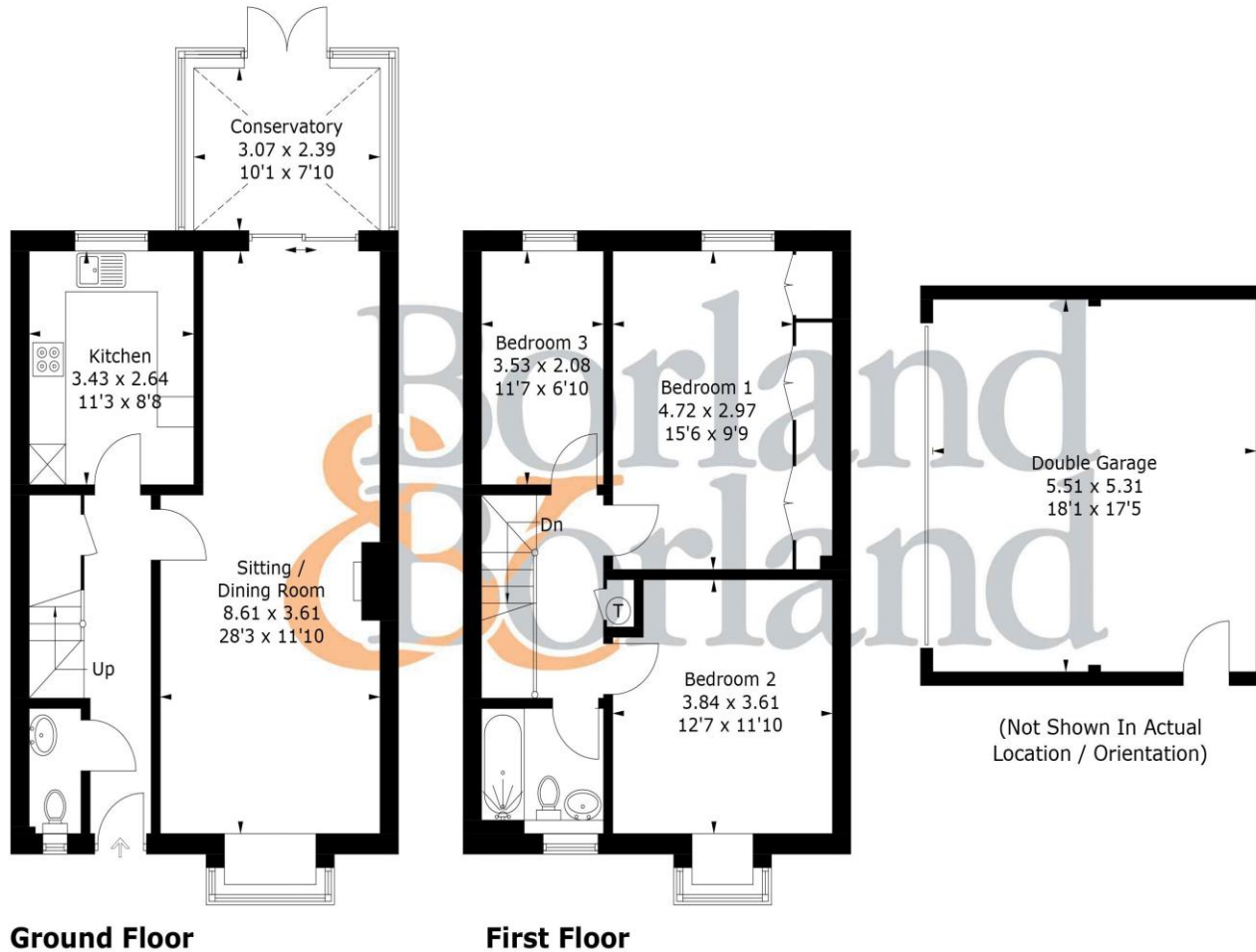
The nearby A3/M intersection at Bedhampton provides access north to Petersfield and to London. Easy access is afforded to London via the A3 and mainline rail station at Havant.





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Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft
Double Garage = 29.1 sq m / 313 sq ft
Total = 136.6 sq m / 1470 sq ft



Directions
SAT NAV: PO10 7JB

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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. (ID1132382)

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