





19B Victoria Road, Emsworth,  
Hampshire PO10 7NH



**FOUR DOUBLE BEDROOM FAMILY TOWNHOUSE....** Light, Bright & Modern Detached Family Home located a short walk from the foreshore, Emsworth town centre & railway station. Architecturally designed by a local architect in the 1980's, with spacious open plan ground floor and four double bedrooms over two upstairs floors. Generous sized rear garden, with a brick-built workshop/store at the end.

Accommodation Comprises: Front porch, sitting room, cloakroom, kitchen, conservatory. First floor: bedroom one and bedroom two both share a bathroom. On the second floor: you will find a further two double bedrooms and a shower room. Externally there is parking to the front for two cars and to the rear is a generous private enclosed rear garden. The property benefits from a large, detached brick-built workshop/store with a mezzanine level. Offered in good condition throughout, viewing highly recommended.

- ARCHITECTURALLY DESIGNED DETACHED HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS & DOWNSTAIRS WC
- GENEROUS REAR GARDEN WITH DETACHED OUTBUILDING
- CLOSE TO FORESHORE, TOWN CENTRE/ RAILWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO CARS

Asking Price  
£599,995  
Freehold







## ACCOMMODATION

### Ground Floor:

- Open plan Sitting Room / Dining Room opening through to kitchen
- Fitted Kitchen
- Conservatory over-looking rear garden
- Downstairs WC



### First Floor:

- Bedroom One with double aspect (currently used as further Sitting Room)
- Bedroom Two
- Family Bathroom

### Second Floor:

- Bedroom Three with eave storage
- Bedroom Four
- Shower Room

### Exterior:

- Driveway with Off-road Parking for two cars & car charging point
- Front Porch area
- Beautifully Landscaped Rear Garden with side access
- Large Detached, Brick-built Store/Workshop with mezzanine.







## LOCATION

This property is well placed for those wanting to be within easy reach of the town centre, transport links, millpond and harbour foreshore. Also conveniently located for local schools, doctors and dental surgeries.

Emsworth is situated within the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, famed for its recreational sailing and its delightful thriving range of shops, cafés, restaurants and its sense of community.

To the north is the South Downs National Park and to the east is the Cathedral City of Chichester, with its renowned Festival Theatre and Goodwood events.

EPC: C

Council Tax Band: E



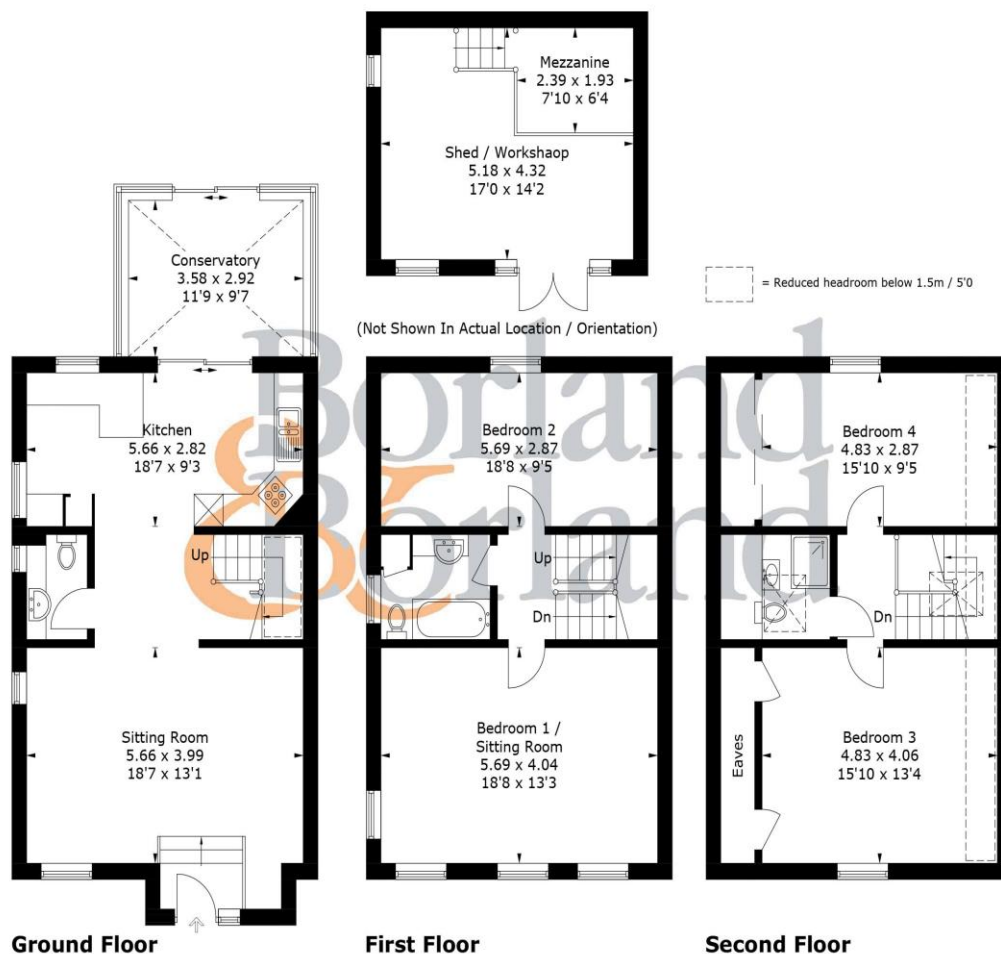






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Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft (Including Eaves)  
 Shed / Workshop = 22.6 sq m / 243 sq ft (including Mezzanine)  
 Total = 192.3 sq m / 2070 sq ft



## Directions

SAT NAV: PO10 7NH

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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. (ID1143177)

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