



9 Orchard Lane, Emsworth,
Emsworth PO10 8BH



DETACHED BUNGALOW, EMSWORTH – NO FORWARD CHAIN... Borland & Borland are pleased to present for sale this delightful, Detached Bungalow with well-presented accommodation and a charming South Facing Garden. Situated in a sought after location, within a short walk of St Peter Pond, Mill Pond and Emsworth town centre.

Accommodation comprises: bright twin aspect Sitting Room, modern Kitchen with open plan Dining Area, overlooking good sized South Facing enclosed rear garden with Garage. There are Three Bedrooms and a Family Bathroom. This property benefits from off road parking, double glazed windows and gas central heating. EPC: D

- NO FORWARD CHAIN -
DETACHED BUNGALOW
- TWIN ASPECT SITTING ROOM
- KITCHEN/ DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING WINDOWS &
GAS HEATING
- DELIGHTFUL SOUTH FACING
GARDEN
- GARAGE & OFF ROAD PARKING

Asking Price
£525,000
Freehold





ACCOMMODATION

All Ground Level:

- Front Entrance into Sitting Room
- Large Open Plan Sitting Room/Dining Area & Kitchen
- Sitting Room, twin aspect with fireplace
- Dining Area with patio doors to rear garden
- Built-in Kitchen with door to rear garden
- Bedroom 1 with built-in cupboard
- Bedroom 2 with built-in cupboard
- Bedroom 3
- Family Bathroom
- Cloakroom/ WC

Exterior:

- Low Brick Front Wall with gates
- Front Driveway with parking
- Front Garden, lawned with shrub borders
- Single Garage with rear door access to garden
- South Facing, Enclosed Rear Garden, lawned with shrub borders & garage access





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty which sits on the West Sussex Hampshire border with easy access to open countryside and to the south is Chichester Harbour, renowned for sailing and coastal walks.

The property is within easy reach of bus routes and major roads and rail links to London and the south coast.

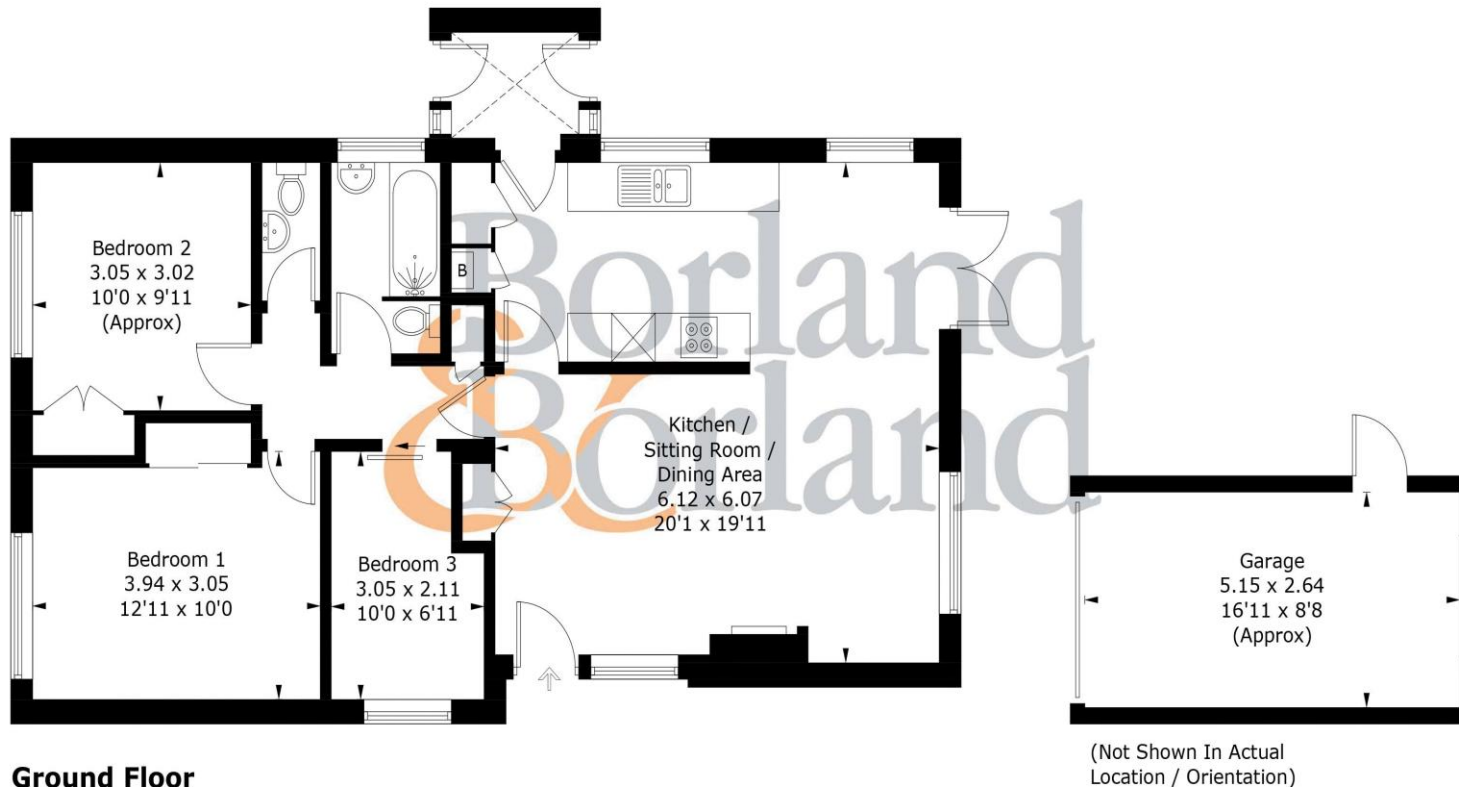
The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood Estate.





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Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 95.9 sq m / 1032 sq ft



Directions

SatNav PO10 8BH

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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. (ID1157960)

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