



The Poor House, 50, North Street, Emsworth PO10 7DJ



NO FORWARD CHAIN.. for this rarely available character cottage with a west facing rear garden, located in a prime location, set back from the road and offering ample off road parking as well as a Garage and workshop. The accommodation is arranged over three floors and is approached through a enclosed Entrance Porch and Hallway. The twin aspect Sitting room features an inglenook fireplace with an open fireplace and original wooden beams. Dining Area. Kitchen overlooking the garden has a range of wall and base units. Shower Room. Rear Hallway leading to rear Garden. On the first floor: there are 3 Bedrooms, the main bedroom has a ensuite Cloakroom. On the second floor the occasional room has sloping ceilings and exposed original wooden beams. The property also benefits from a west facing rear garden, and gas central heating. Charming almshouse constructed circa 1765 by the lords of the manor of Warblington. The property has an interesting history having been converted into four cottages in the twentieth century whilst retaining many character features. Conveniently located within a brief stroll of Emsworth recreation ground and Railway station, Emsworth Square is a short distance to the south with it's range of local shops and pubs and restaurants as well as doctor and dentist surgeries.

- SPACIOUS CHARACTER COTTAGE
- SITTING ROOM WITH FEATURE FIREPLACE
- DINING ROOM OPENING TO KITCHEN
- THREE BEDROOMS
- SECOND FLOOR OCCASIONAL ROOM
- GAS HEATING
- WEST FACING REAR GARDEN
- AMPLE OFF ROAD PARKING, AND GARAGE

Asking Price
£475,000
Freehold





ACCOMMODATION

Ground Floor:

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Shower Room
- Laundry Room



First Floor:

- Bedroom One with Ensuite
Cloakroom
- Bedroom Two
- Bedroom Three

Second Floor:

- Occasional Room

External:

- Off Road Parking
- Garage
- Private Enclosed Rear Garden

EPC: E

Council Tax: D





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a National Landscape (formerly an Area of Outstanding Natural Beauty).

Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Connects to Mainline railway station to London at nearby Havant.



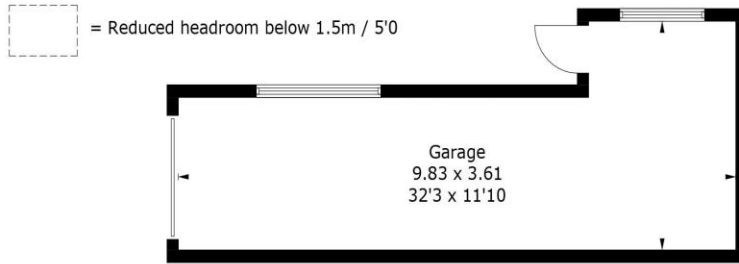


50 North Street, Emsworth, PO10 7DJ

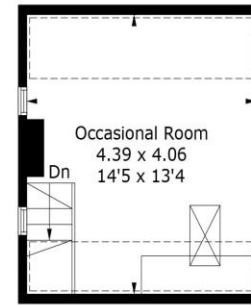
Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

Garage = 26.8 sq m / 288 sq ft

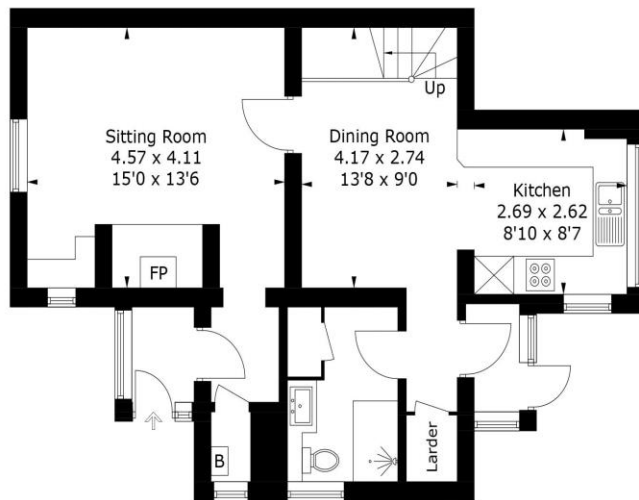
Total = 146.0 sq m / 1571 sq ft



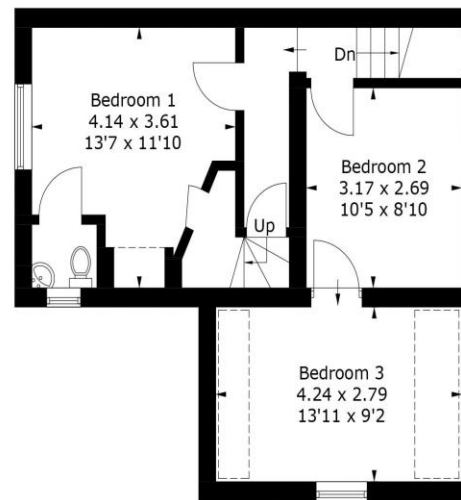
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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. (ID1166468)



Directions
PO10 7DJ

'IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED