



1B Sultan Road, Emsworth, Hampshire PO10 7PP



IDEALLY LOCATED.. Built in 2016, this Two bedroom home with off road parking is 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, pubs and restaurants as well as doctor and dentist surgeries.

Accommodation comprises: Entrance Hall, Modern fitted Kitchen, Sitting/ Dining Room with patio doors opening onto a South facing Garden. Downstairs WC. On the First floor; Landing with fitted storage. Two double Bedrooms. Family Bathroom. To the exterior is a low maintenance south facing rear garden with patio and lawn area, garden shed to remain, rear pedestrian access leading to an allocated off road parking space. This home benefits from gas central heating and double glazed windows.

- TWO BEDROOM HOUSE
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN & BATHROOM
- SOUTH FACING REAR GARDEN
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- OFF ROAD PARKING
- IDEALLY PLACED FOR LOCAL TRANSPORT & RAIL LINKS
- WITHIN A SHORT WALK OF EMSWORTH TOWN CENTRE

Asking Price
£325,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Kitchen
- Sitting/ Dining Room
- Downstairs WC



First Floor:

- Bedroom One
- Bedroom Two
- Family Bathroom





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, 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.



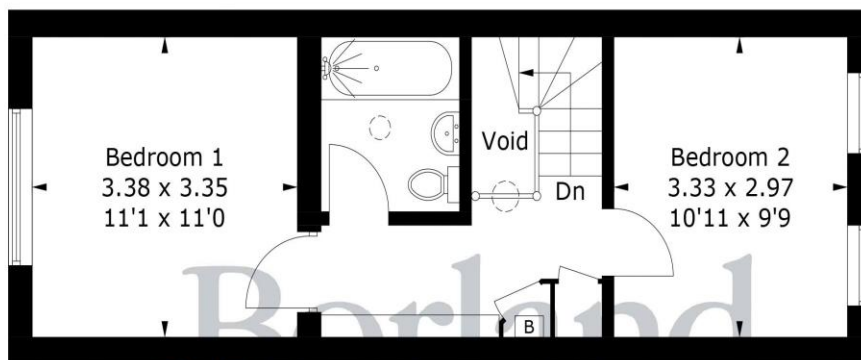


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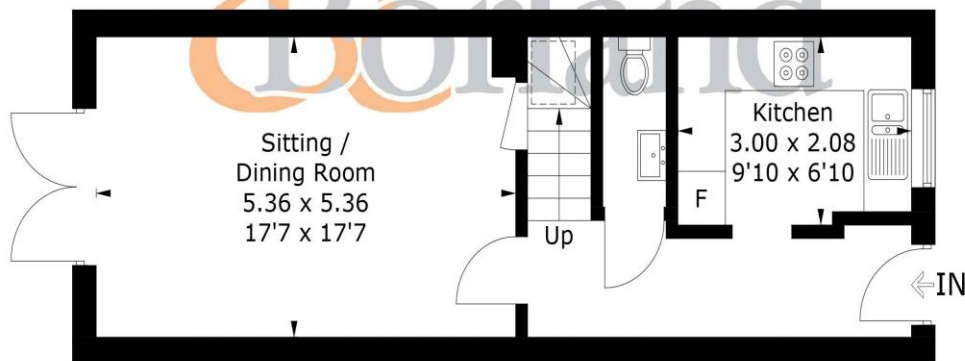
Approximate Gross Internal Area = 69.4 sq m / 747 sq ft
(Including Void)



= Reduced headroom below 1.5m / 5'0



First Floor

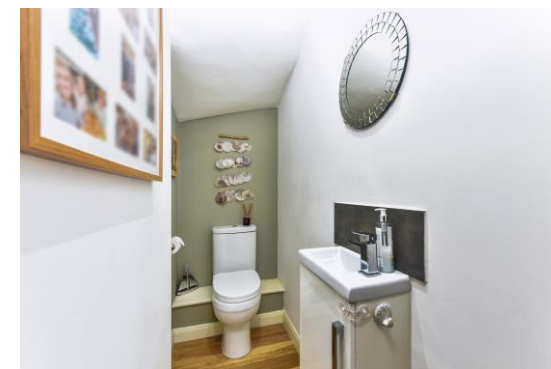


Ground Floor

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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. (ID1169772)

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Directions

SAT NAV: PO10 7PP

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

