





# 27 King Street, Emsworth, Hampshire PO10 7AX



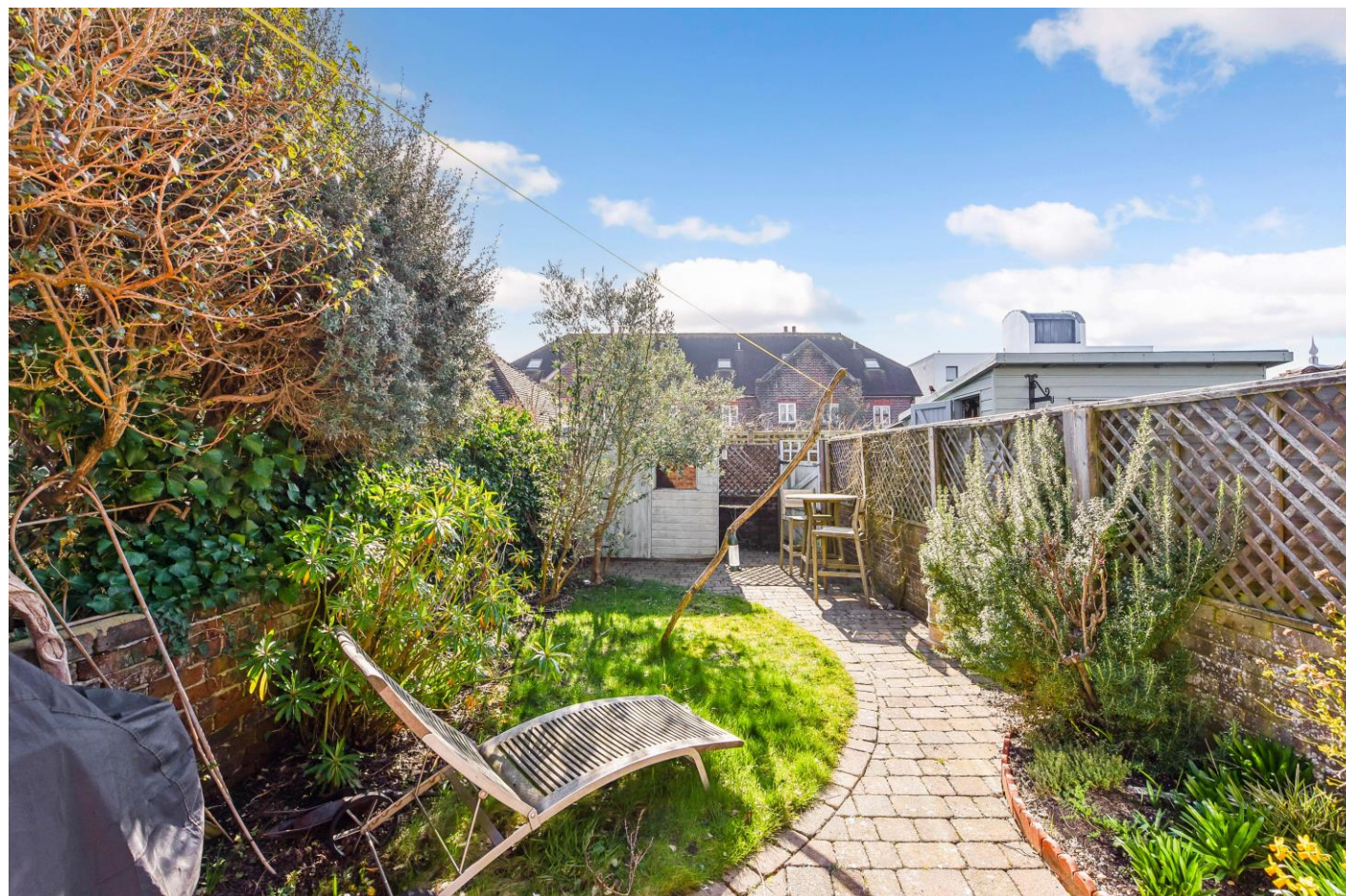
OFFERED WITH NO FORWARD CHAIN.. Prime location for this delightful, character cottage, located in the Emsworth Conservation Area with Emsworth Square, the foreshore and ponds moments away - ideal for walks to local shops/café's or for harbour views & wildlife.

The accommodation comprises: Sitting Room. Extended Kitchen/Dining Room. Shower Room. To the First floor are two double Bedrooms and Bathroom. Enclosed rear garden with rear pedestrian access. This home benefits from gas central heating and double glazed windows.

King Street is situated within only a short walk of Emsworth Square, foreshore and ponds. Emsworth village has a thriving community with a range of local shops, post office, café's/restaurants, dentist & doctors surgeries. It is also becoming known for its developing arts scene. Located on the upper reaches of Chichester Harbour, designated a National Landscape (formerly AONB), and widely considered to be one of the most desirable destinations for coastal walks & recreational sailing, Emsworth having two Sailing Clubs.

- PRIME POSITION, CENTRAL EMSWORTH
- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- EXTENDED
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN
- CONSERVATION AREA

Asking Price  
£550,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Sitting Room
- Kitchen opening through to Dining area
- Shower Room



## First Floor:

- Bedroom One with access to bathroom
- Bedroom Two

## Exterior:

- Enclosed rear garden with rear access, shed to remain

EPC: D  
Council Tax: C









## LOCATION

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Access is easily afforded to major rail and road links which include the A27 & A3, Havant & Emsworth rail stations, for London and the South Coast. Nearby is the Cathedral City of Chichester which offers cultural entertainment with its renowned Festival Theatre and art galleries.

Attractions on the nearby Goodwood Estate include golf, flying, horse & motor racing events. To the north are the South Downs, England's newest National Park, renowned for its countryside & clarity of night skies.








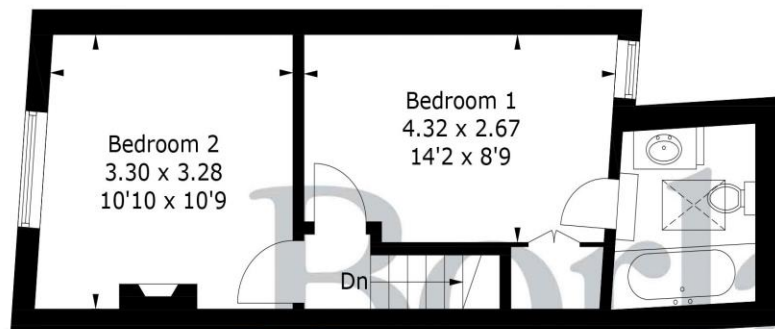


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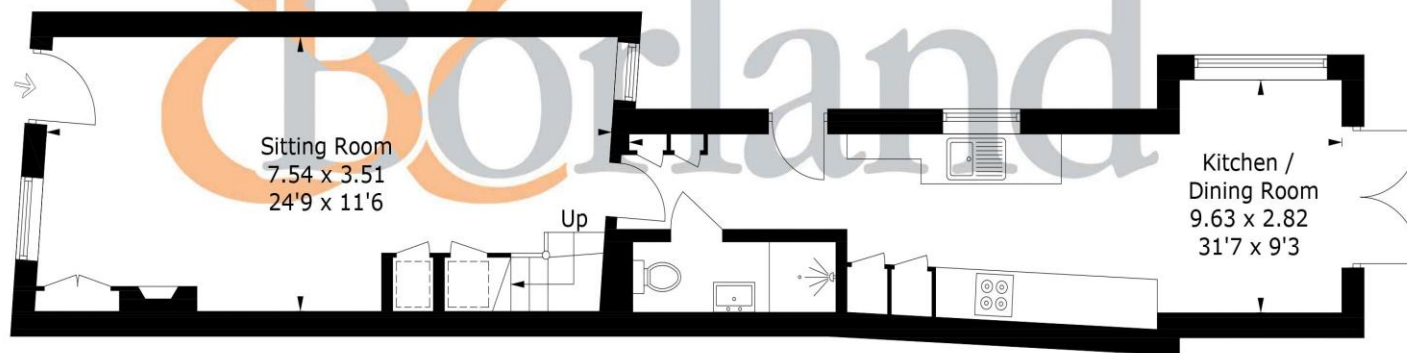
Approximate Gross Internal Area = 78.7 sq m / 847 sq ft



 = 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. (ID1175619)

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### Directions

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