



69 Havant Road, Emsworth, HAMPSHIRE PO10 7LD



SPACIOUS FAMILY HOME.... Borland & Borland are pleased to present for sale this Five Bedroom Family Home in need of modernisation, and having the advantage of a new roof, heating system & electrics. This home sits in a substantial plot and provides spacious & versatile accommodation, plus annexe potential if required. There is a feature, double height Lounge/Dining Area where the Kitchen is also located, and a Conservatory at the end of the room; this opens out onto the rear patio area. There is a second conservatory area, off the kitchen, serving as a Utility Area. The large, Sitting Room has a Study and a Guest Room adjacent to it.

Upstairs there are Four Bedrooms, one with Ensuite, and a Family Bathroom. From the first floor landing there is access to a long, South Facing Balcony which overlooks the front garden, giving this property a unique frontage. To the front is a wide Driveway with ample parking, Garage and Double Oak Post Car Barn. The wrap-around Rear & Side Gardens includes a Decking Patio and is mainly lawned with small trees & large shrubs. There is also a Shed & a Workshop.

- SPACIOUS FAMILY HOME & PLOT
- RENOVATION POTENTIAL
- NEW ROOF, HEATING SYSTEM & ELECTRICS
- FIVE BEDROOMS & THREE BATHROOMS
- AMPLE OFF ROAD PARKING
- GARAGE, DOUBLE OAK POST CAR BARN & WORKSHOP
- SHORT DISTANCE OF EMSWORTH TOWN, FORESHORE AND NEARBY SCHOOLS

Asking Price
£895,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Lounge/Dining Room with double height
- Kitchen
- Utility
- Conservatory opening to rear patio
- Further Sitting Room
- Study
- Bedroom
- Shower Room



First Floor:

- Bedroom One with En-Suite & built-in wardrobe
- Bedroom Two
- Bedroom Three
- Bedroom Four with built-in cupboard
- Family Bathroom
- Landing with built-in cupboards
- Landing access to South Facing Balcony

Exterior:

- Large Driveway, ample parking
- Wrap around rear/side garden
- Garage
- Double Oak Post Car Barn
- Workshop
- Shed





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing. Emsworth is within a short walk and has a good selection of local shops, post office, cafés/restaurants and doctor/dentist surgeries.

Seven miles to the east is the historic Cathedral City of Chichester with its renowned Festival Theatre, and multiple shopping outlets. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events and the South Downs are to the north.





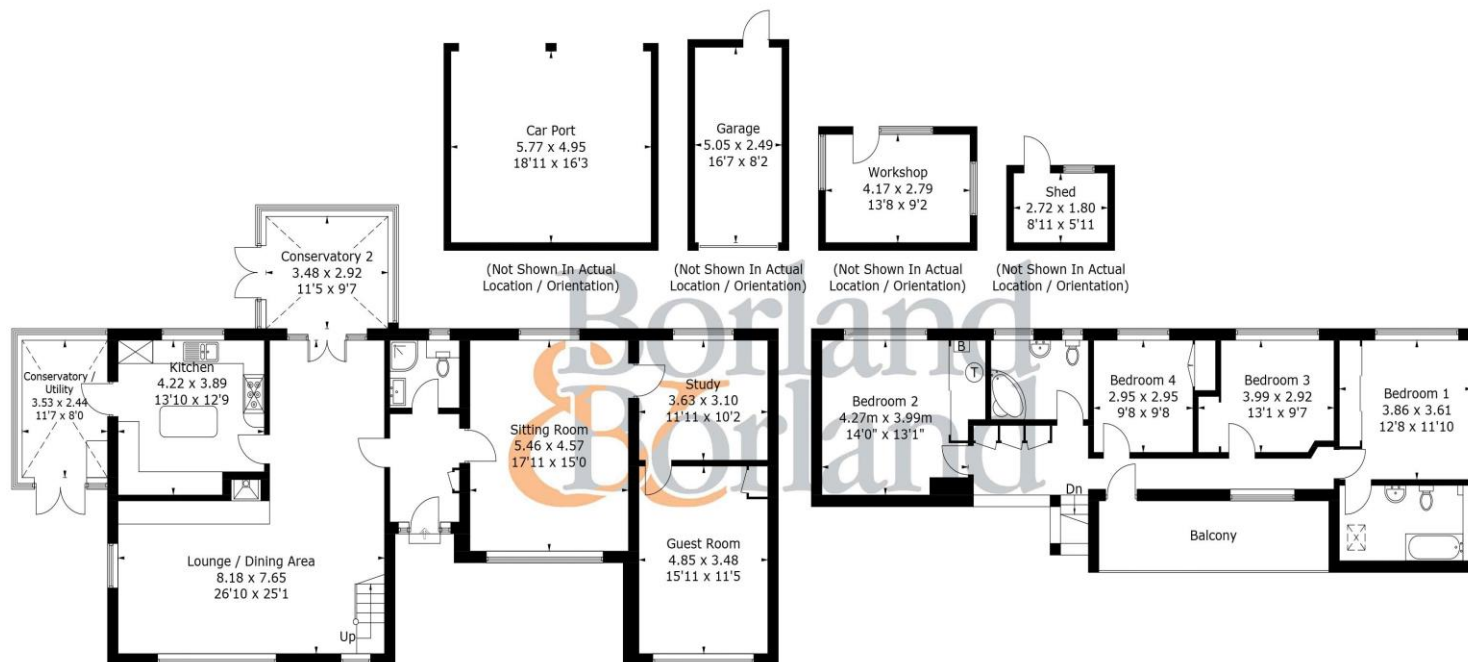
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Approximate Gross Internal Area = 232.5 sq m / 2503 sq ft

Outbuilding = 29.1 sq m / 313 sq ft

(Excluding Car Port)

Total = 261.6 sq m / 2816 sq ft



Directions

SAT NAV: PO10 7LD

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. (ID1184535)

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