





# 29 Bridgefoot Path, Emsworth, Emsworth PO10 7EB



**CHARACTER COTTAGE OVERLOOKING THE WATER.....** Attractive, Character Cottage situated in a highly sought after location overlooking Emsworth Millpond. Part of a waterside terrace and centrally placed, this Three Bedroom property with Separate Annexe, is within easy reach of Emsworth shops as well as local eateries & sailing clubs. A stunning home, it has been finished to a high standard throughout by the owners and is thoughtfully configured with the living & reception space on the first floor, so making the most of the wonderful water views by day. It is an Open Plan living space with Kitchen & Sitting/Dining Areas, and with sliding Patio Doors & Juliet Balcony overlooking the Millpond.

On the ground floor are Two Bedrooms & Family Bathroom, and on the Second floor is the main Bedroom with Ensuite. At the foot of the rear garden is an Annexe with Ensuite Shower. Outside there is a Front Courtyard area with scope for seating, and an Enclosed Rear Garden with raised patio areas.  
VIEWING IS HIGHLY RECOMMENDED.

EPC: D Council Tax: D

- OVERLOOKING EMSWORTH MILLPOND
- THREE BEDROOMS & ANNEXE
- FIRST FLOOR OPEN PLAN LIVING WITH VIEWS
- JULIET BALCONY OVERLOOKING POND
- MODERN KITCHEN & BATHROOMS
- DETACHED ANNEXE WITH BEDROOM & ENSUITE SHOWER
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO FORWARD CHAIN

Asking Price  
£725,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Hall, large, with built-in cupboard
- Bedroom 2, with water views
- Bedroom 3
- Family Bathroom

## First Floor:

- Open Plan Sitting/Dining Room & Kitchen
- Patio Doors & Juliet Balcony with water views
- Modern Fitted Kitchen

## Second Floor:

- Bedroom 1 with Ensuite

## Annexe:

- Detached Annexe, rear garden
- Bedroom & Shower Room

## Exterior:

- Front Courtyard, with seating area
- Enclosed Rear Garden
- Raised Patio Areas









## LOCATION

This property is within an easy walk of local Emsworth shops as well as cafés/restaurants, two sailing clubs & a slipway. Emsworth is situated on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB).

Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. Emsworth railway station is on the London Victoria/Brighton & coastal train line.

The property is well placed for coastal walks, sailing clubs, water pursuits and a stroll into Emsworth Village with its range of local shops, restaurants, pubs and dentist & doctor surgeries.

There is golf, flying, motor and horse racing events at nearby Goodwood Estate. Chichester is seven miles to the east and the South Downs are to the north.







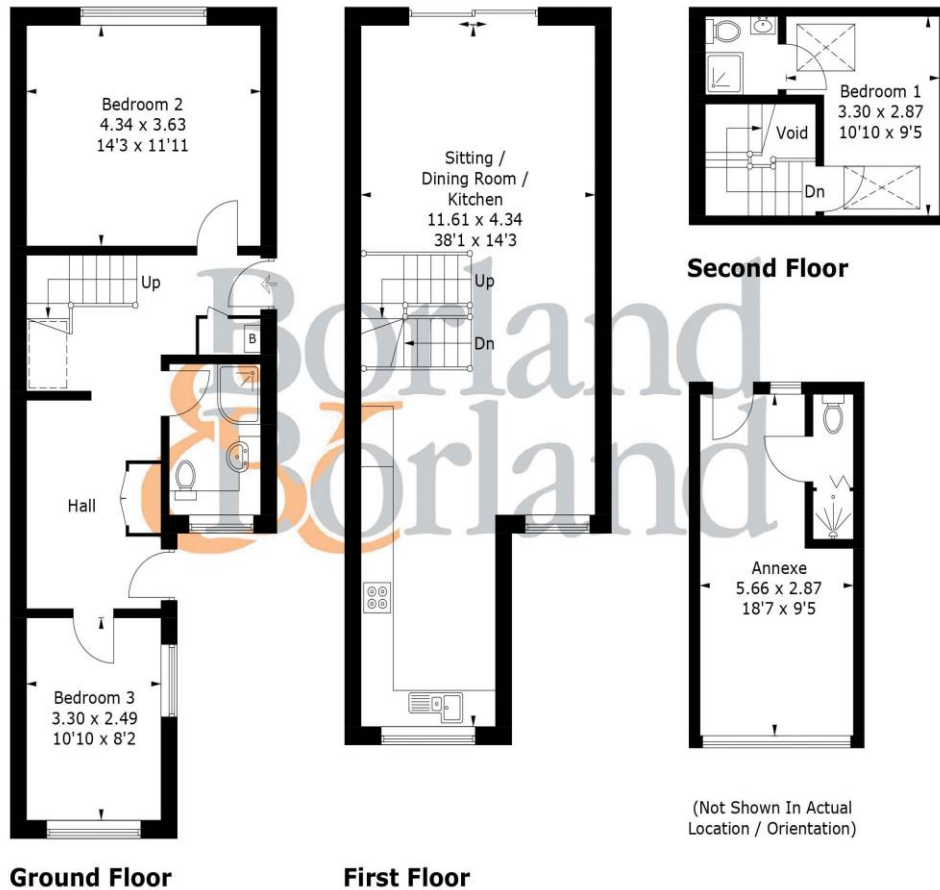
## 29, Bridgefoot Path, PO10 7EB

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft

Annexe = 16.1 sq m / 173 sq ft

Total = 122.9 sq m / 1322 sq ft

 = Reduced headroom below 1.5m / 5'0"



### Directions

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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. (ID1188561)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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