



# 25 Thorney Road, Emsworth, Hampshire PO10 8BL



NEWLY REFURBISHED.... This Delightful Character end of terrace three bedroomed home in this much requested location. south of the A259 and a short distance from Emsworth Marina, the Harbour and Emsworth town centre. The property has been recently refurbished and includes a modern Kitchen and Bathroom. Overlooking pasture land at the front with views towards the Harbour, the property is within a short distance of Emsworth Marina.

The accommodation comprises: Entrance Hall. Sitting Room. Modern open-plan Re-fitted Kitchen/Family Room. Cloakroom. First Floor: Double Bedroom with open views. two further Bedrooms and a Re-Fitted Bathroom. This property has Double Glazed windows and Gas Central Heating. Pleasant east-west aspect with large, enclosed east facing garden with side pedestrian access and potential for a home office. VIEWING ESSENTIAL.

- REFURBISHED CHARACTER COTTAGE WITH OPEN VIEWS.
- POPULAR POSITION CLOSE TO HARBOUR & MARINA
- RE-FITTED KITCHEN FAMILY ROOM
- SITTING ROOM
- THREE BEDROOMS. RE-FITTED BATHROOM
- ENCLOSED REAR GARDEN WITH POTENTIAL FOR HOME OFFICE
- NO FORWARD CHAIN

Asking Price  
£425,000  
Freehold





## ACCOMMODATION

### Ground Floor

- Entrance
- Sitting Room
- Kitchen/Dining Room
- Outside WC



### First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

### Exterior

- Large east facing rear garden





## LOCATION

Ideally placed a short distance from Emsworth Marina, the harbour foreshore and within half a mile of Emsworth's bustling town square which offers a good range of local shops, pubs/restaurants, cafés and two sailing clubs.

Approximately a quarter of a mile to the south lies Chichester Harbour, an Area of Outstanding Natural Beauty, ideal for those who enjoy waterside pursuits, walking and bird watching.

The Cathedral City of Chichester offers cultural entertainment with its renowned Festival Theatre and its art galleries. On the nearby Goodwood Estate there is horse and motor racing along with golf and flying. To the north are the South Downs, England's newest national park, known for its clarity of night skies.



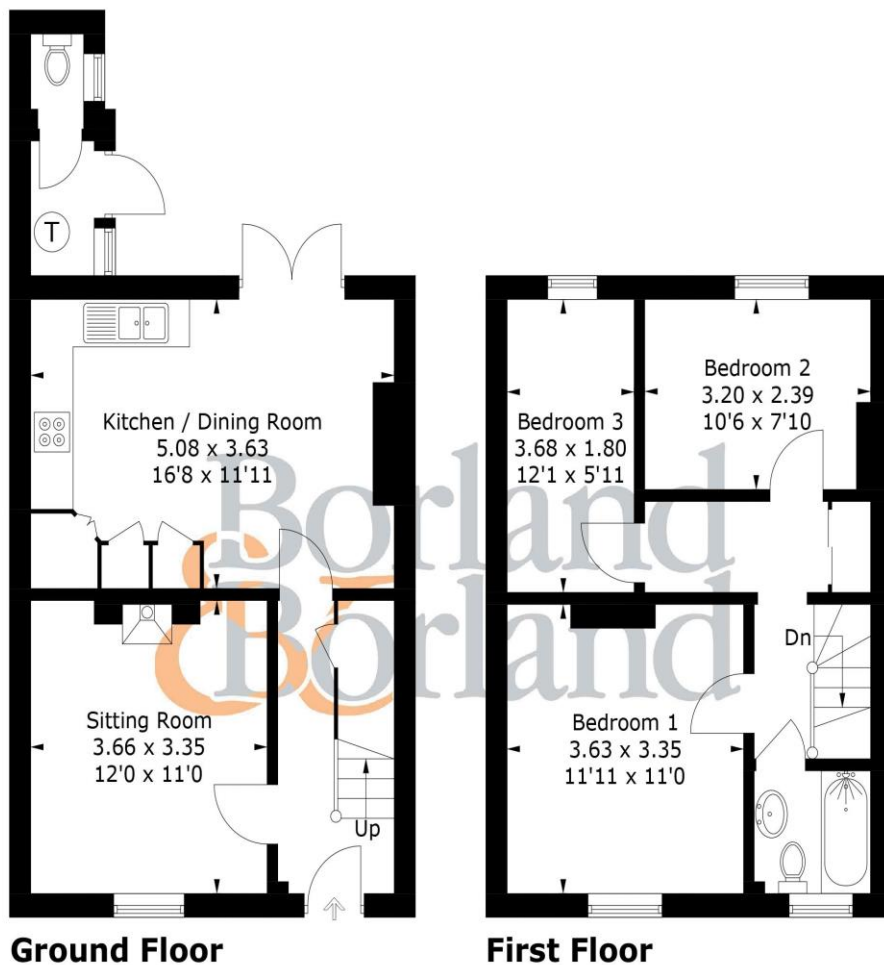


## 25, Thorney Road, PO10 8BL

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

External WC = 2.7 sq m / 29 sq ft

Total = 80.3 sq m / 864 sq ft



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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. (ID1189781)



Directions: PO10 8BL

Council Tax Band: C  
EPC: D

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