



34 West Street, Emsworth, Emsworth PO10 7DY



PRIME LOCATION IN EMSWORTH VILLAGE.....A Semi-Detached Home with Garage & Parking for Two Cars, in a prime location, within a very short walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Emsworth centre offers independent shops, cafés/restaurants and two sailing clubs.

This property has a large light Sitting Room with feature electric fireplace and an adjoining Conservatory. The conservatory opens onto the rear garden. Adjacent to the sitting room, and with a hatch in the connecting wall, is the Fitted Kitchen. There is a downstairs Cloakroom. Upstairs are Three Bedrooms over two floors. Two Bedrooms & a Family Bathroom occupy the first floor and one Bedroom with WC is on the second floor. There is a Garage & Parking for Two cars. The Rear Garden is south-facing and has a central lawn with shrub borders and a small decking/seating area to the side. There is also access to the garden via the garage.

- PRIME LOCATION IN EMSWORTH VILLAGE
- CLOSE TO SHOPS & MILL POND
- BRIGHT LIVING ACCOMMODATION
- 3 BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE & PARKING
- SOUTH FACING REAR GARDEN
- NO FORWARD CHAIN

Asking Price
£575,000
Freehold





ACCOMMODATION

Ground Floor:

- Hallway
- Sitting Room with fireplace, and conservatory
- Conservatory opens to rear garden
- Fitted Kitchen with serving hatch
- Cloakroom



First Floor:

- Bedroom 2 with upper fitted cupboards
- Bedroom 3
- Family Bathroom

Second Floor:

- Bedroom 1 & WC, with built-in cupboards

Exterior:

- Garage & Parking to the front
- South-facing Rear Garden, lawn with shrub borders, decking/seating area.





LOCATION

Placed within a few minute's walk of Emsworth High Street with its range of shops, post office, greengrocers & butchers, doctors & dental surgeries and cafés/pubs/restaurants. Moments from Emsworth Mill Pond and the Harbour foreshore, Emsworth has two sailing clubs & a public slipway, for those enjoying waterside activities & coastal walks. Emsworth is also becoming known for its developing art scene.

There are excellent road and rail transport links, with easy access to the A27 and A3. Also easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.

Emsworth occupies a place on the upper reaches of Chichester Harbour, A National Landscape, (formerly AONB). To the north are the South Downs, and to the east the Cathedral City of Chichester.



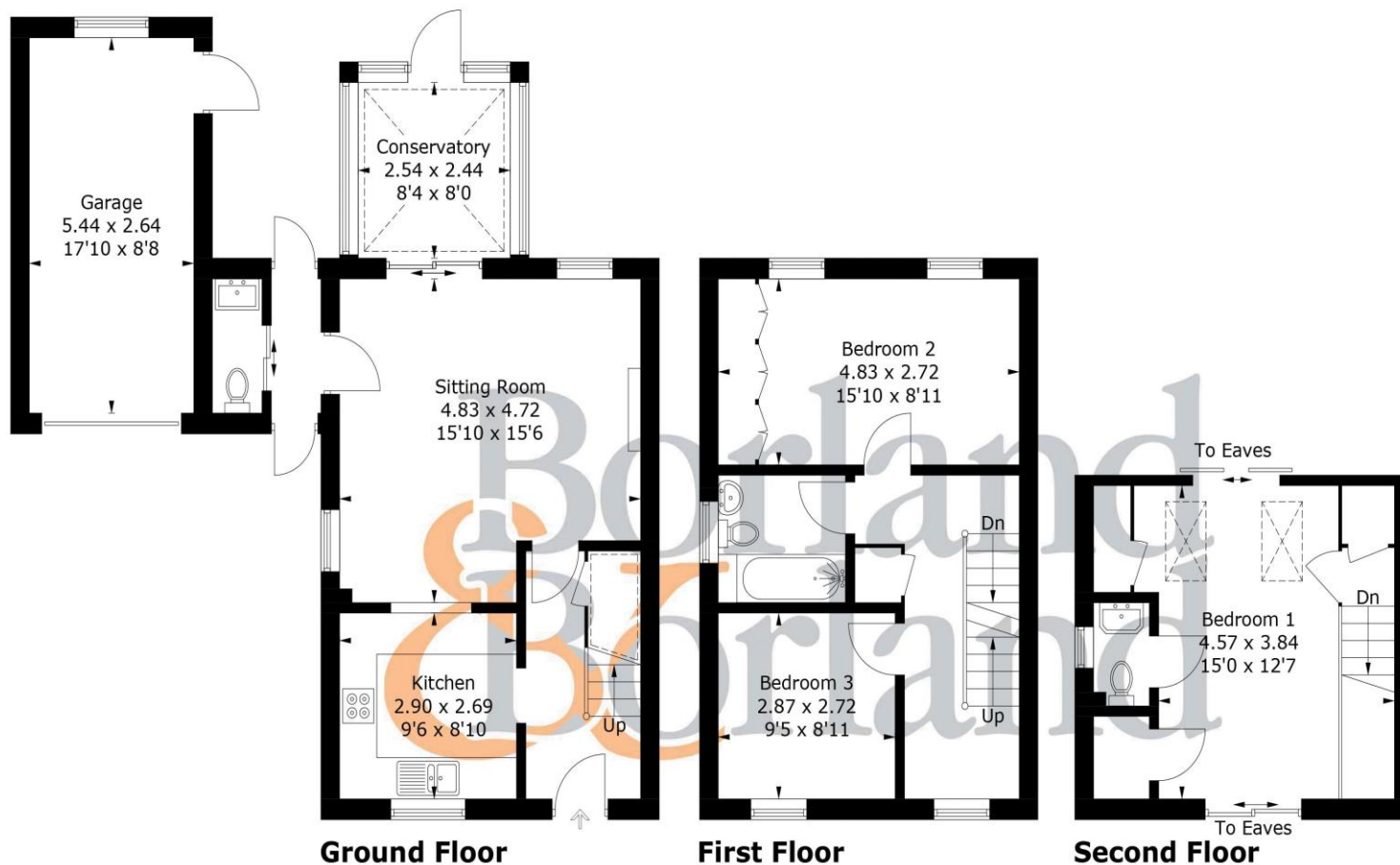


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Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 121.6 sq m / 1309 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. (ID1189025)

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Directions

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