





# 8 Russet Gardens, Emsworth, Emsworth PO10 8AW



**SEMI-DETACHED HOME - NO FORWARD CHAIN....** Borland & Borland are pleased to present this Semi-Detached Home with Garage in a popular, residential cul-de-sac and within walking distance of Emsworth village and all its local amenities.

This house comprises a large Sitting/Dining Room with separate Kitchen, and upstairs are Two Double Bedrooms and a Family Bathroom. There are patio doors at the end of the sitting room which open on to the Rear Garden/Patio. The property has a Front Driveway with parking and an attached Garage, which is ideal for storing a boat as it also opens up to the rear garden. The enclosed Rear Garden has lawn and

- NO FORWARD CHAIN
- MODERN SEMI-DETACHED HOME
- SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GAS HEATING & DOUBLE GLAZING
- GOOD SIZED ENCLOSED GARDEN
- DRIVEWAY & GARAGE

Asking Price  
£350,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Hall/ Staircase
- Sitting/Dining Room with patio doors to rear patio/garden
- Fitted Kitchen

## First Floor:

- Bedroom 1 with built-in wardrobes
- Bedroom 2 with built-in wardrobes
- Family Bathroom

## Exterior:

- Attached Garage with front & rear access
- Driveway with parking
- Rear Garden with lawn, shrub/small tree borders
- Shed

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## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, A National Landscape (formerly an AONB), which sits on the West Sussex Hampshire border with easy access to open countryside and to the south is Chichester Harbour, renowned for sailing and coastal walks.

The property is within easy reach of bus routes and major roads and rail links to London and the south coast.

The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.







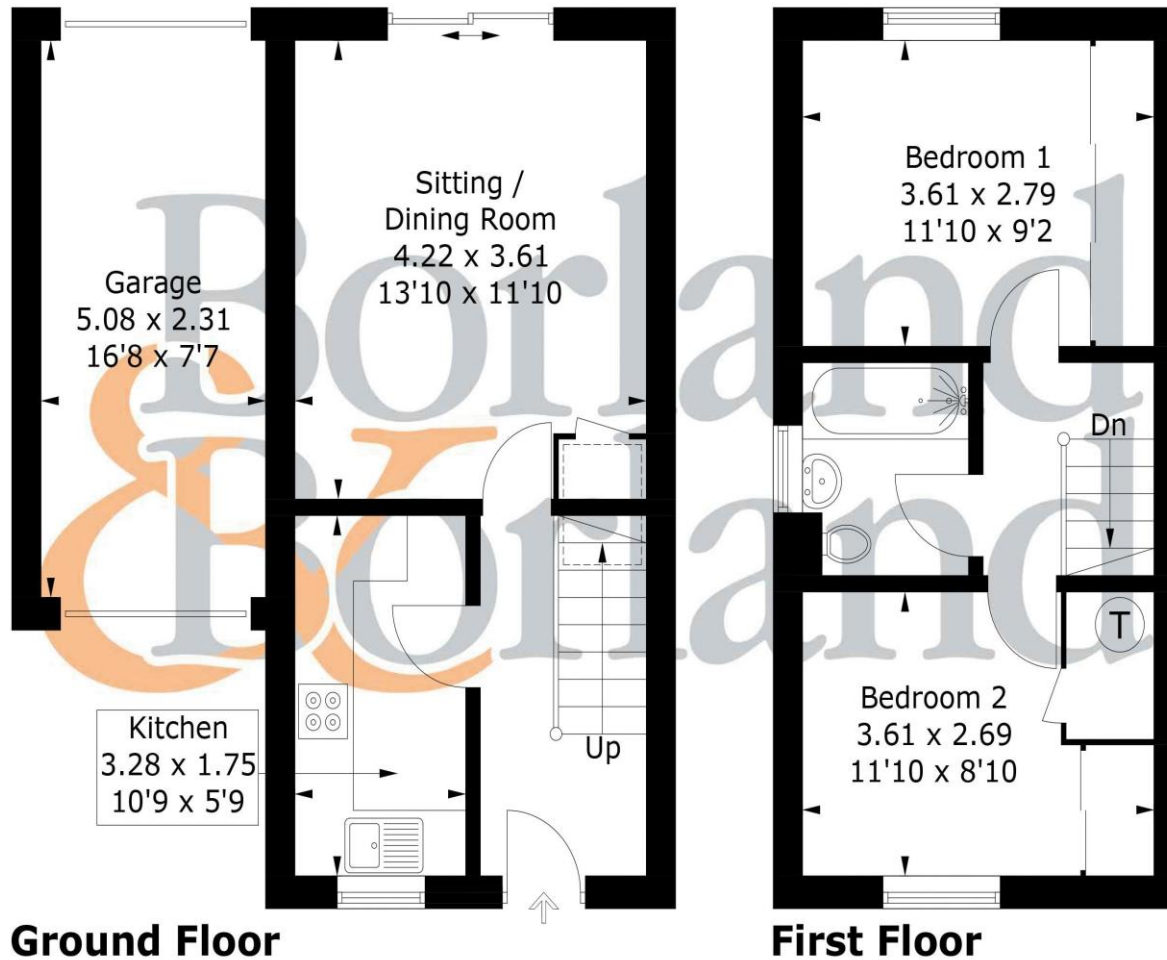


## 8, Russet Gardens, PO10 8AW

Approximate Gross Internal Area = 55.5 sq m / 597 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 67.2 sq m / 723 sq ft



### Directions

SatNav: PO10 8AW

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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. (ID1191382)

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