





# 17 Quinton Fields, Emsworth, Emsworth PO10 7QF



**MODERN, WELL-PRESENTED MAISONETTE....** This two-storey, Two Bedroom Maisonette, with Garage, is located within short walking distance of the Harbour Side town of Emsworth and its railway station. Emsworth is a thriving harbour side town offering a range of independent shops and cafés/restaurants, with the town square leading down to the harbour with its public slipway and two sailing clubs.

This home comes with a Garage, an allocated Parking Space and a Communal Bike Store. Entrance to the property is via a ground floor staircase leading to the First Floor level, where there is a good-sized Sitting Room, full of natural light from its two large windows. There is a separate Fitted Kitchen/ Breakfast Room with a Cloakroom situated next door. On the second floor are Two Double Bedrooms, one with Ensuite, and a Family Bathroom.

- MODERN, WELL-PRESENTED MAISONETTE
- SITTING ROOM & SEPARATE KITCHEN/ BREAKFAST ROOM
- TWO DOUBLE BEDROOMS; TWO BATHROOMS
- GAS HEATING; DOUBLE GLAZING
- GARAGE & BIKE STORE
- ALLOCATED PARKING SPACE
- SHORT WALK TO THE TRAIN STATION & EMSWORTH TOWN CENTRE

Asking Price  
£325,000  
Leasehold









# ACCOMMODATION

## Ground Floor:

- Staircase/Lobby to Maisonette

## First Floor:

- Staircase/Lobby
- Sitting Room
- Cloakroom
- Fitted Kitchen/ Breakfast Room

## Second Floor:

- Double Bedroom 1 with built-in cupboard, and Ensuite
- Double Bedroom 2
- Family Bathroom

## Exterior:

- Garage
- Allocated Parking Space
- Communal Bike Store









## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which is a designated A National Landscape (formerly AONB), ideal for those who enjoy coastal walks, bird watching & water pursuits. It is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, cafés, pubs and restaurants, leading down to the Harbour with its public slipways and two sailing clubs.

Emsworth is ideally placed having easy links to the A27 & A3 and a nearby railway station to London (Waterloo). London and the Continent are within easy reach via major road and rail links, ferry ports at nearby Portsmouth.

The Cathedral City of Chichester is approx. 7 miles to the east with its shopping outlets & renowned Festival Theatre. To the north are the South Downs with the nearby Goodwood Estate offering golf, flying, horse & motor racing events.







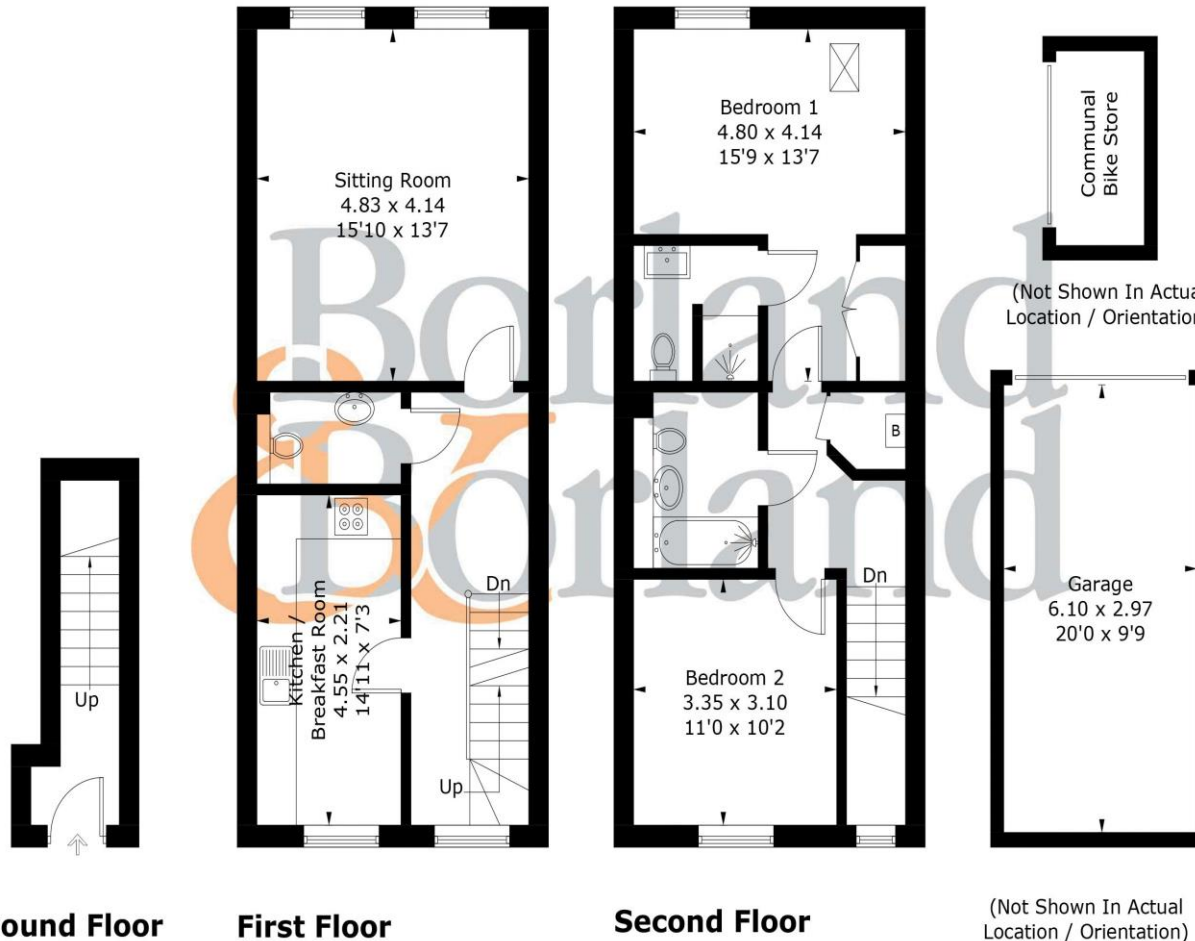
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Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 112.8 sq m / 1214 sq ft

(Excluding Communal Bike Store)



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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. (ID1196657)



## Directions

SatNav: PO10 7QF

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