



41 Main Road, Emsworth,
PO10 8AP



NO FORWARD CHAIN.... Well presented, Two Bedroom, Character Cottage, Ideally placed for the Marina and Emsworth Town Square. The Cottage lies within an easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local independent shops, Co-op Store, Post Office and local amenities including doctor and dentist surgeries, tearooms, pubs and a range of restaurants. The local dinghy sailing and water sports scene is well provided for by the two sailing clubs and two marinas nearby.

The accommodation comprises: Sitting Room, Dining Room, Kitchen, Bathroom and Upstairs are Two Bedrooms. The property is very well presented, with most rooms having a feature fireplace, there is also gas central heating and double glazing. Outside is the private enclosed rear garden with lawn and decking area and benefits from having a shed.

- CHARACTER COTTAGE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- WELL PRESENTED THROUGHOUT
- PRIVATE ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

Asking Price
£315,000
Freehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Dining Room
- Kitchen
- Bathroom



First Floor:

- Bedroom One
- Bedroom Two

External:

- Private Enclosed Rear Garden
- Shed





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which was designated An Area of Outstanding Natural Beauty (AONB). It has a wealth of wild and bird life, with many quiet creeks and rythes which combine with its beautiful shoreline.

To the north are the South Downs, England's newest National Park. Emsworth is well connected, the A27 and railway station, are close at hand serving the south coast. London and the Continent are within easy reach via major road and rail links, with a cross-channel ferry port at nearby Portsmouth.

The cathedral City of Chichester is approximately seven miles to the east, with major shopping outlets, its renowned Festival Theatre as well as Golf, Flying, Horse and Motor racing on the nearby Goodwood Estate.




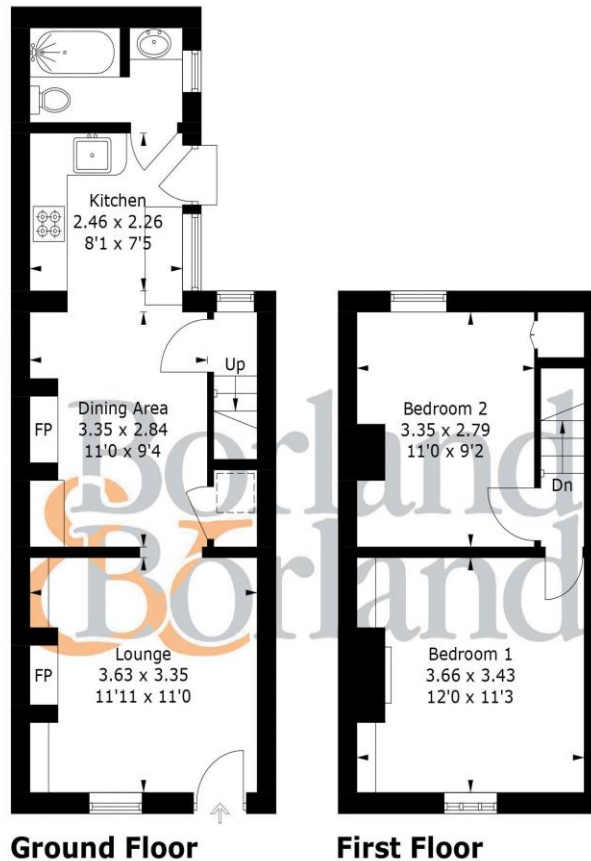


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Approximate Gross Internal Area = 60.2 sq m / 648 sq ft



 = Reduced headroom below 1.5m / 5'0



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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. (ID?????)



Directions
SAT NAV: PO10 8AP

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