



73 Brook Gardens, Emsworth

Hampshire PO10 7JZ



NO FORWARD CHAIN - SOUTH WEST EMSWORTH....An Extended Semi-Detached family home situated in the sought after South West corner of Emsworth. This Three Bedroom house enjoys a delightful East/West aspect, with views across open farmland to the rear. The accommodation comprises entrance hall, to the left a study. Sitting Room opening through to a an extended family room with views to the garden and farmland beyond and Kitchen. On the First Floor there are Three Bedrooms and a Family Bathroom. The property benefits from UPVC Double Glazing and a Gas (radiator) Heating system and solar panels resulting in an EPC rating A. To the front the property benefits from integral garage & Driveway Parking. The rear garden side pedestrian access into the rear garden. Delightful West facing rear garden.

- SOUTH WEST CORNER OF EMSWORTH
- THREE DOUBLE BEDROOMS PLUS STUDY
- EXTENDED
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- SOLAR PANELS
- VIEWS OVER OPEN LAND TO THE REAR
- OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price
£425,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Study
- Sitting Room
- Family Room
- Kitchen
- Integral Garage



First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

Exterior:

- Off road parking
- West facing rear garden

Council Tax: D
EPC: A





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

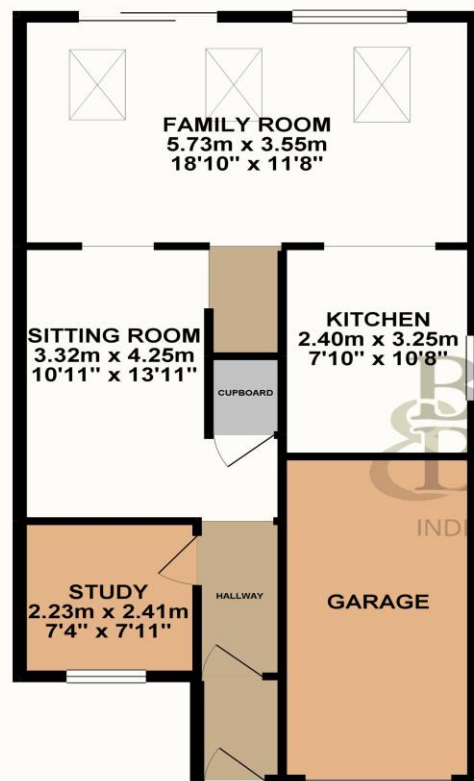
Considered one of the best locations of the south coast for sailing and walking. The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic, Cathedral City of Chichester with its renowned Festival Theatre.

Mainline railway station to London and south coast at nearby Havant.

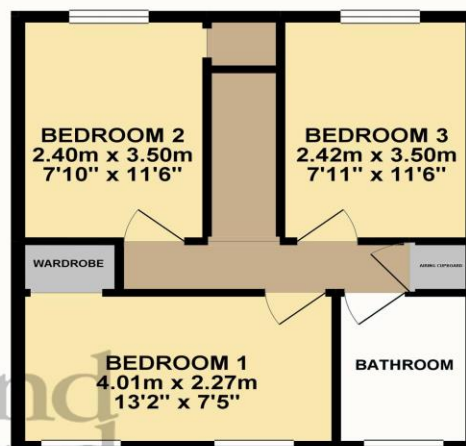




GROUND FLOOR



1ST FLOOR



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Directions

PO10 7JZ

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