



46 Oakmeadow Close, Emsworth, PO10 7RL



NO FORWARD CHAIN.... THREE BEDROOM SEMI-DETACHED HOME... Situated in the highly sought after Oakmeadow Close in Emsworth, a quiet cul-de-sac and within walking distance to Westbourne Village with its range of shops, bakery, pubs and country walks. The property worthy of the updating now required.

The accommodation comprises: Entrance Hall, Cloakroom, Sitting Room, open plan Kitchen/Dining Room, Utility Room. On the first floor there are 3 Bedrooms and a family bathroom. Externally to the front is a driveway and lawned front garden and benefits from having a Garage. The private enclosed rear garden has patio and lawned areas, with well stocked borders.

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- OPENPLAN KITCHEN/ DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE & PARKING, PRIVATE ENCLOSED REAR GARDEN
- WORTHY OF UPDATING
- NO FORWARD CHAIN

Asking Price
£425,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room



First Floor:

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

External:

- Driveway
- Garage
- Private enclosed rear Garden





LOCATION

This home is situated having the benefit of both Emsworth and Westbourne nearby within walking distance.

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs. Emsworth is situated on the upper reaches of Chichester Harbour which is a designated a National Landscape, formerly an Area of Outstanding Natural Beauty (ANOB).

Westbourne is a popular West Sussex Downland village location. There is access to shops including post office & pharmacy, doctor's surgery, pubs/restaurant, bakery & garage. Local Schools nearby. It is well placed for countryside walks/cycling and the nearby Stansted Estate and the South Downs. There is easy access to the South Downs National Park, the Cathedral City of Chichester, and Chichester Harbour. Major road and rail links to London, Portsmouth and Brighton are close to hand, with mainline rail stations at nearby Emsworth, and Havant.



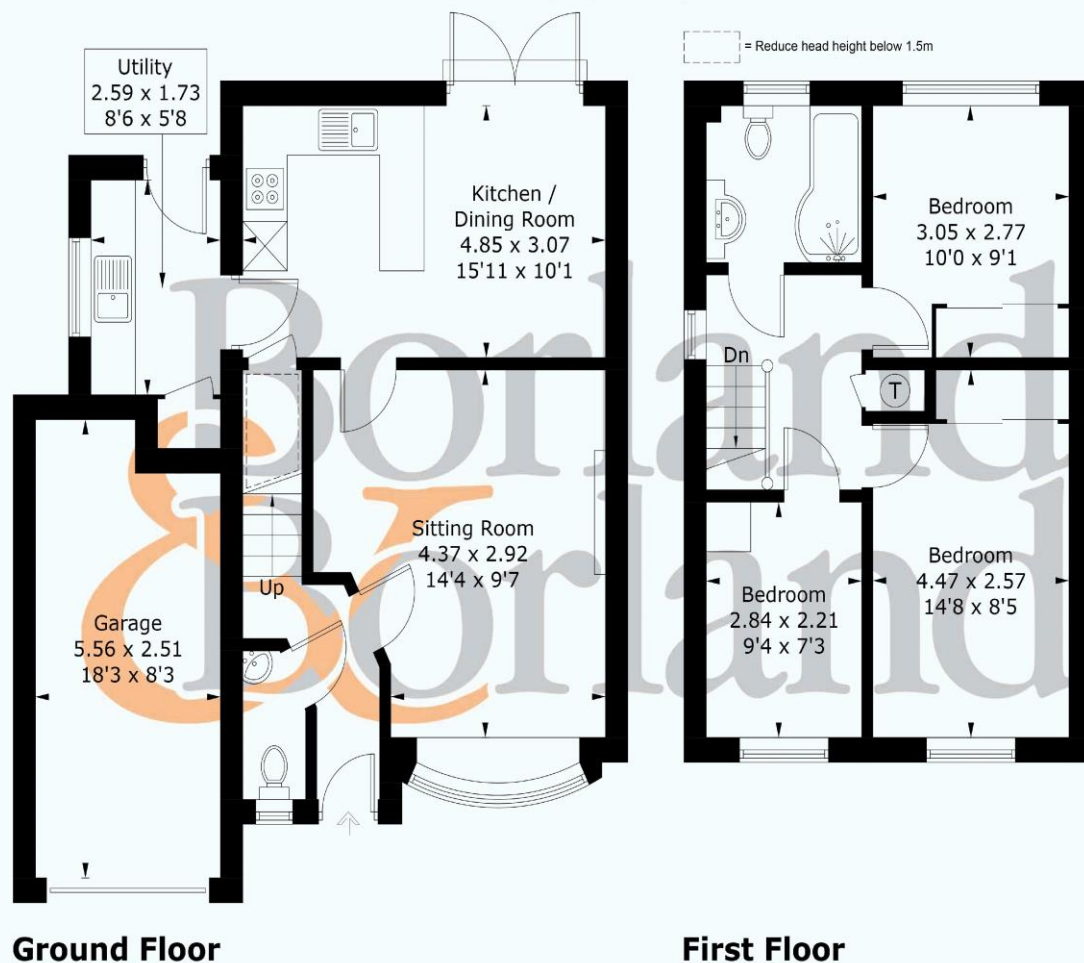


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Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 96.1 sq m / 1034 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. (ID1207770)



Directions

SAT NAV: PO10 7RL

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