



Redtiles, 3, Orchard Lane, Emsworth PO10 8BH



NO FORWARD CHAIN.... SUBSTANTIAL DETACHED BUNGALOW, WITH SEPERATE ANNEXE... WALKING DISTANCE TO EMSWORTH CENTRE AND THE FORESHORE... This light, bright Bungalow has been extended to provide separate living/sleeping accommodation which would be ideal for families with older children living/working from home or multi generational families. A short walk to Emsworth town centre with it's shops, pubs, restaurant's and more. The accommodation comprises: Porch, Entrance Hall, double aspect Sitting Room, family Bathroom, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Kitchen/breakfast room, Conservatory opening out to the south-facing private enclosed rear Garden. The Garage has been converted by the current owners to provide a separate annexe with its own front and back door. On the ground floor is a reception room/ Bedroom and to the first floor is a Kitchenette, Sitting Room area through to the Bedroom and Bathroom. Externally the property has a driveway for multiple cars and benefits from a South-facing private enclosed rear garden, mainly laid to lawn and patio area.

- SUBSTANSIAL DETACHED HOME
- VERSATILE ACCOMMODATION
- ANNEXE POTENTIAL
- FOUR/FIVE BEDROOMS
- TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price
£785,000
Freehold





ACCOMMODATION

Bungalow:

- Porch
- Entrance Hall
- Sitting Room
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Kitchen/Breakfast Room
- Conservatory



Annexe:

- Reception Room

First Floor:

- Sitting Room
- Bedroom
- Kitchenette
- Bathroom

External:

- Driveway for multiple cars
- South-facing private enclosed rear garden

EPC:C

Council Tax:D





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, A National Landscape (formerly 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 at Emsworth or Havant train stations. 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 the nearby Goodwood Estate.

Borland & Borland are required under the estate agents Act of 1979 and the provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person as defined by the Act.



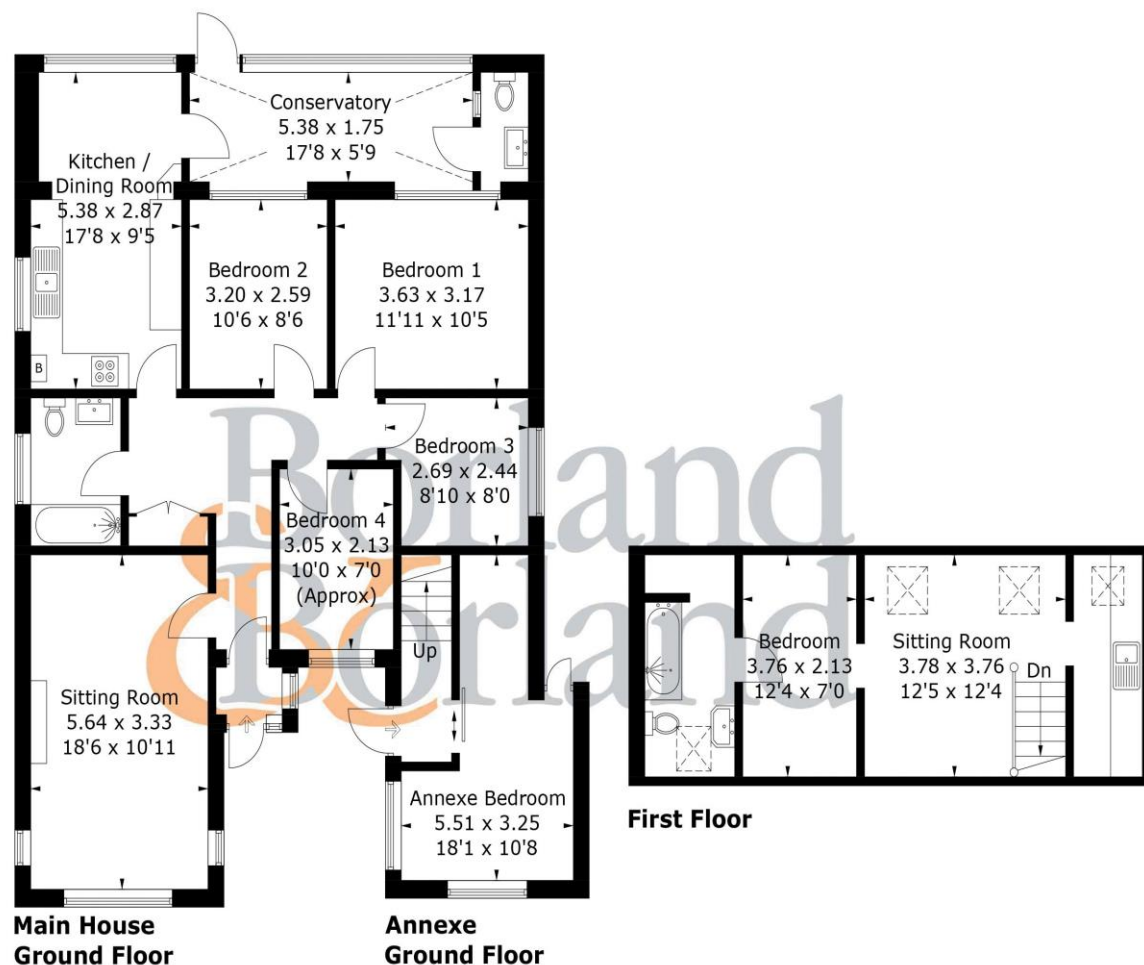


3, Orchard Lane, PO10 8BH

Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft

Annexe = 51.2 sq m / 551 sq ft

Total = 153.7 sq m / 1654 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1211181)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.



Directions

SAT NAV: PO10 8BH

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED