



# 14 West Street, Emsworth

Hampshire PO10 7DY



PRIME CENTRAL EMSWORTH LOCATION... Three-bedroom terraced home, within a very short walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Emsworth centre offers independent shops, cafés/restaurants and two sailing clubs. Approximately five years ago the property had undergone extensive refurbishment throughout, renovating to a high standard and in immaculate condition.

The accommodation comprises of Sitting Room with feature log burner, through to Dining Room and modern fitted kitchen with integrated appliances. Upstairs are Three Bedrooms and a modern fitted family bathroom. There is a private courtyard garden leading to an off-road parking space. The property is offered with no forward chain.

- CENTRAL EMSWORTH
- NO FORWARD CHAIN
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- REFURBISHED 5 YEARS AGO
- IMMACULATE THROUGHOUT
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- COURTYARD GARDEN & PARKING

Asking Price  
£375,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Sitting Room
- Dining Room
- Kitchen



## First Floor:

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

## Exterior:

- Courtyard rear garden
- Parking space

EPC: C  
Council Tax: C







## LOCATION

Placed within a few minutes walk of Emsworth High Street with its range of shops, post office, greengrocers & butchers, doctors & dental surgeries and cafés/pubs/restaurants. Moments from Emsworth Mill Pond and the Harbour foreshore, Emsworth has two sailing clubs & a public slipway, for those enjoying waterside activities & coastal walks.

Emsworth is also becoming known for its developing art scene. There are excellent road and rail transport links, with easy access to the A27 and A3. Also easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station. Emsworth occupies a place on the upper reaches of Chichester Harbour, A National Landscape, (formerly AONB). To the north are the South Downs, and to the east the Cathedral City of Chichester.






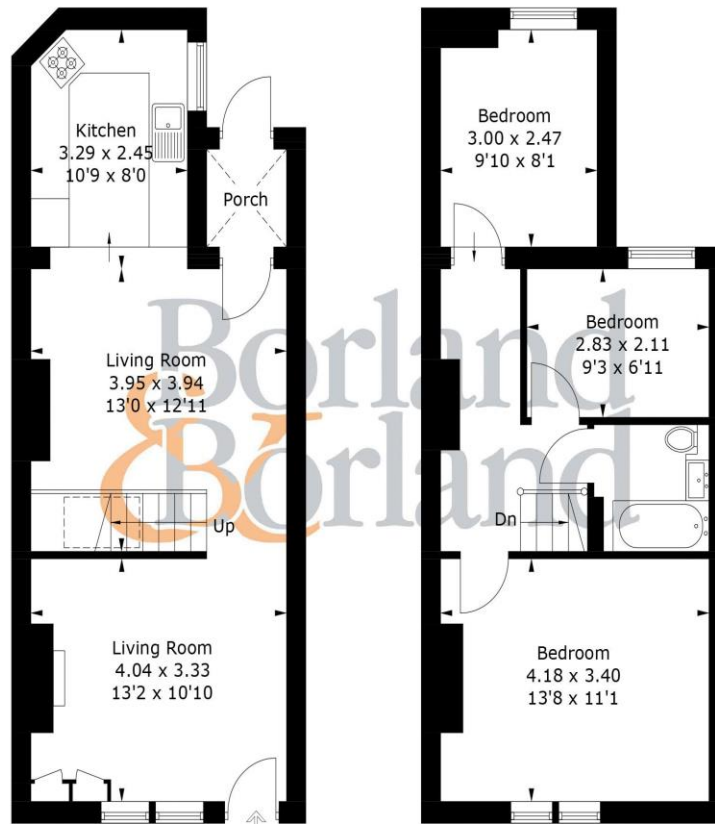


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Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



 = 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. (ID1216958)

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