



# 16 Nile Street, Emsworth, Hampshire PO10 7EE



NO FORWARD CHAIN - PRIME CENTRAL EMSWORTH LOCATION.... Rarely available, this modern three-bedroom home with garage, situated in a sought-after road, moments from the High Street and millpond.

Delightful bright and light property offering accommodation over two floors. The ground floor comprises entrance hall, spacious Sitting/Dining Room opening onto a south facing courtyard rear garden, fitted kitchen, cloakroom and integral garage. Upstairs is a master bedroom with en-suite bathroom, two further bedrooms and a shower room. The property benefits from gas central heating and double-glazed windows.

Perfectly placed just off Emsworth Square within a short stroll of the foreshore, Mill Pond and The Square. Close to hand are a range of local everyday shops, tearooms, pubs and restaurants. There are also doctor/dentist surgeries. Emsworth is an ideal place to live and provides all the benefits of this popular harbour-side town.

- PRIME LOCATION, MOMENTS FROM THE MILLPOND & TOWN CENTRE
- THREE BEDROOMS, ONE WITH ENSUITE
- SPACIOUS SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- SOUTH-FACING GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE
- NO FORWARD CHAIN

Asking Price  
£650,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Cloakroom
- Integral Garage



## First Floor:

- Bedroom One with En-Suite Bathroom
- Bedroom Two
- Bedroom Three
- Family Bathroom

## Exterior:

- South facing courtyard rear garden

EPC: C  
Council Tax: E





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which was designated An Area of Outstanding Natural Beauty (ANOB) in 1964, recognising its wealth of wild and bird life, its many quiet creeks and rythes, and beautiful shoreline made up for the most part of trees and arable farmland.

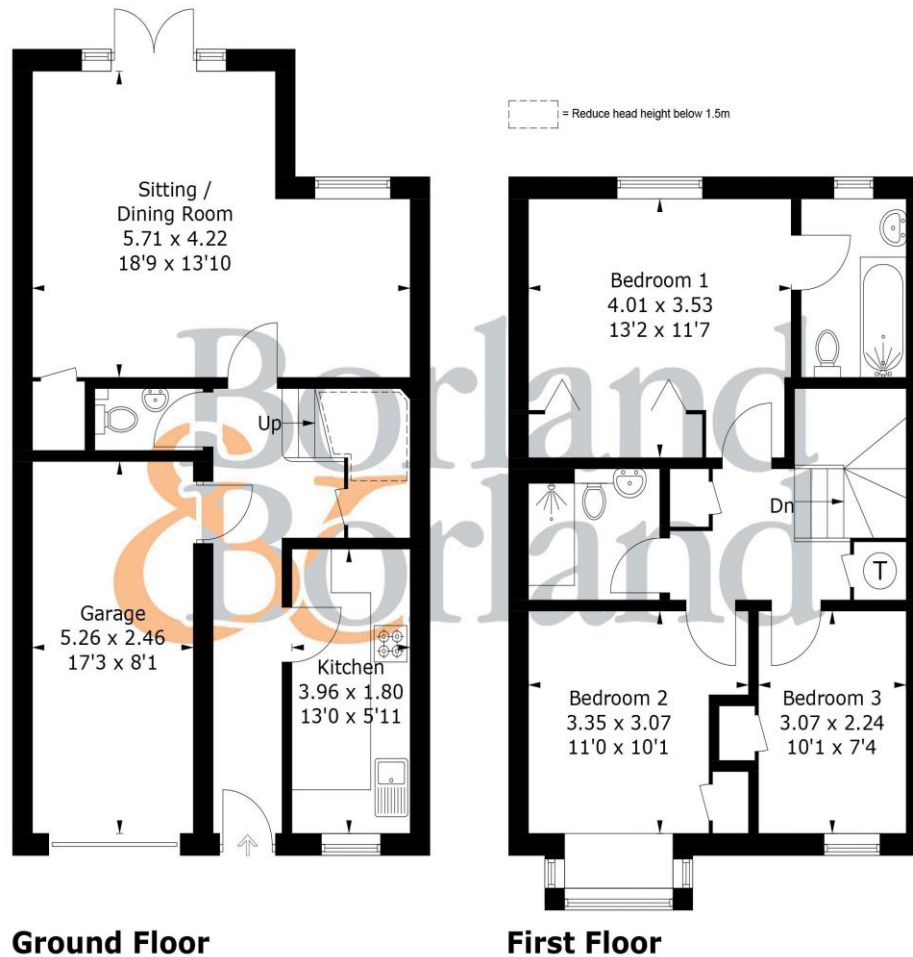
London and the Continent are with in easy reach via major road and rail links, with ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the East with Major shopping outlets, the renowned Festival Theatre and Golf, flying, horse and motor racing on the nearby Goodwood Estate.





# 16, Nile Street, PO10 7EE

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft  
(Including Garage)



**Directions**  
SAT NAV: PO10 7EE

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. (ID1214762)

‘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.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

[property@borlandandborland.co.uk](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

rightmove

naea | **PROTECTED**