





# 9 Nile Street, Emsworth, Emsworth PO10 7EE



IMMACULATE TOWNHOUSE WITH BALCONY, CENTRAL EMSWORTH \*\*\*NO FORWARD CHAIN\*\*\* This immaculate home is located in the heart of Emsworth village within a short stroll of the Foreshore, Mill Pond and The Square, with its caf  s/pubs & restaurants, independent shops and two sailing clubs. It benefits from all that this popular Harbourside town has to offer.

The welcoming accommodation is arranged over Three Floors with the garage converted into a store and Third Bedroom with Ensuite. The house's entrance opens into an L-shape Open Plan Reception Room which flows through to a Dining Area & round to the Kitchen. There are patio doors which open on to an attractive & private rear Courtyard Garden. On the first floor there is a large Sitting Room with fireplace and a convenient butlers' kitchen & mini bar including sink/hot tap, microwave, fridge. The rear-facing Balcony is off this sitting room. The second floor provides Two Bedrooms and a Shower Room. The property is warmed throughout by gas heating, with doubled glazed windows. There is Parking to the front of the property and side pedestrian access to the rear garden.

- CENTRAL EMSWORTH
- IMMACULATE THROUGHOUT
- THREE BEDROOMS
- GROUND FLOOR BEDROOM WITH EN-SUITE
- OPEN PLAN LIVING
- COURTYARD GARDEN & BALCONY
- OFF ROAD PARKING
- NO FORWARD CHAIN

Asking Price  
 699,995  
Freehold









# ACCOMMODATION

## Ground Floor:

- Reception/Dining Room/Kitchen, open plan with patio doors to rear
- Fitted Kitchen, contemporary style
- Bedroom Three with Ensuite Shower
- Store

## First Floor:

- Sitting Room with fireplace & butlers' kitchen/minibar
- Butlers' Kitchen houses a sink/hot tap, fridge, microwave, mini bar
- Balcony, rear-facing

## Second Floor:

- Bedroom One
- Bedroom Two
- Family Shower Room

## Exterior:

- Private Rear Courtyard Garden
- Side Pedestrian Access to rear garden

EPC: C

Council Tax: E









## LOCATION

An opportunity to secure a property in the heart of Emsworth's conservation area. Nile Street runs east to west from the Square to the Mill Pond. Emsworth centre offers a range of independent shops, cafés, restaurants, two sailing clubs as well as amenities incl doctor/dentist surgeries.

It is situated on the upper reaches of Chichester Harbour which is designated A National Landscape (formerly AONB), in recognition of its wealth of wildlife and bird life, its quiet creeks and rythes combined with its beautiful shoreline.

London and the Continent is within easy reach via major road and rail links, with ferry ports at nearby Portsmouth. The Cathedral City of Chichester is approx. Seven miles to the east with major shopping outlets & renowned Chichester Festival Theatre; at nearby Goodwood Estate there's also Golf, Flying, Horse & Motor Racing.





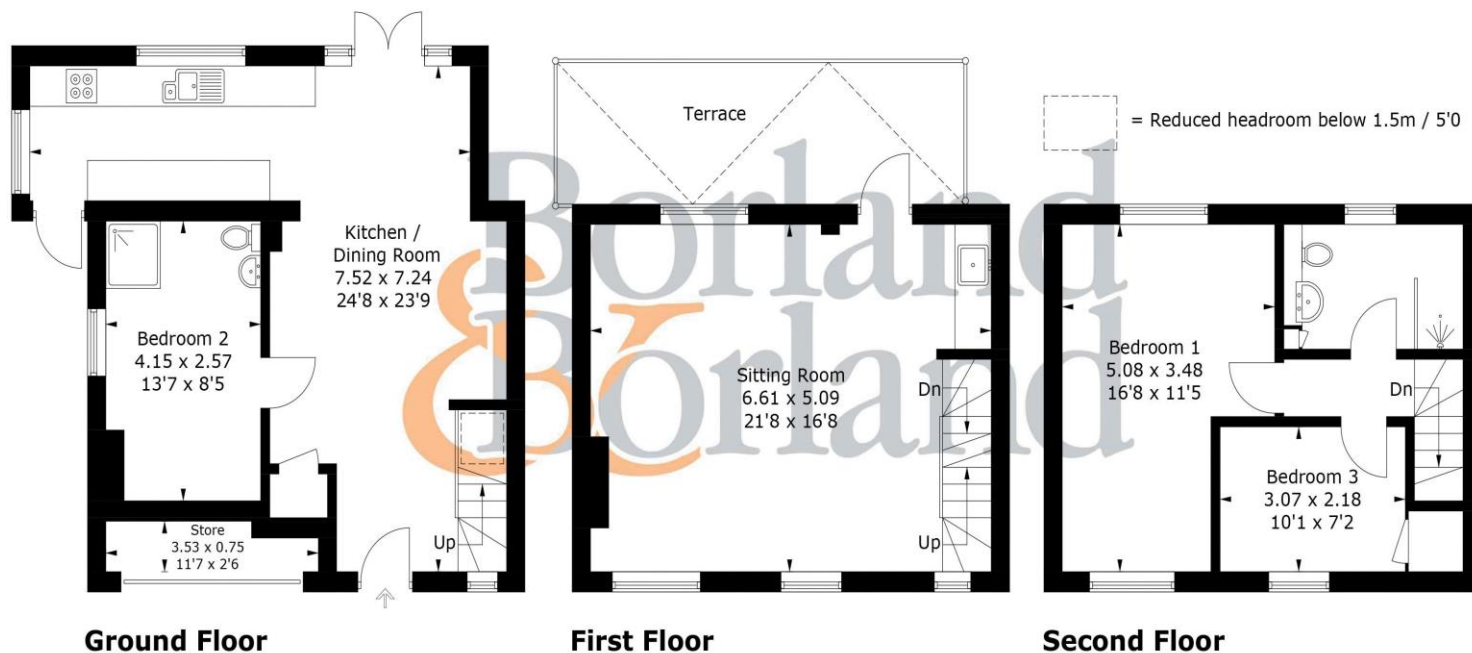


## 9, Nile Street, PO10 7EE

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft

Store = 2.3 sq m / 25 sq ft

Total = 117.8 sq m / 1268 sq ft



### Directions

SatNav: 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. (ID1226188)

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