



2c Nile Street, Emsworth, Emsworth PO10 7EE



NO FORWARD CHAIN FOR This delightful end terrace cottage with a garage, is located in the heart of Emsworth Conservation Area moments from Emsworth Square. With views from the first floor to the South looking along South Street to the Harbour beyond. The property benefitted from a renovation project by the previous owner and offers bright and airy open plan accommodation, opening on to a secluded south facing courtyard garden. The property is in good order and is an opportunity to benefit from the harbour side lifestyle Emsworth has to offer. The accommodation is arranged over two floors with an Entrance Hall, opening into an open plan kitchen, which flows into the dining area and sitting room with a window seat with access onto the south-facing landscaped rear Courtyard Garden. On the first floor there are two bedrooms and a shower room, Both Bedrooms have views towards the harbour. The house is warmed throughout by gas heating and has some double glazing. There is parking to the rear of the property in front of the garage, which has a solar powered electric door and pedestrian access into the garden.

- DELIGHTFUL, BRIGHT AND AIRY HOME.
- CENTRAL EMSWORTH LOCATION
- OPEN PLAN LIVING ACCOMMODATION
- 2 BEDROOMS WITH VIEWS TOWARDS HARBOUR
- GAS HEATING
- CLOSE TO HARBOUR & MILL POND
- GARAGE AND PARKING
- NO FORWARD CHAIN

Asking Price
£525,000
Freehold





ACCOMMODATION

Ground Floor

- Entrance Hall
- Kitchen
- Open Plan Dining Room/Sitting Room

First Floor

- Landing
- Shower Room
- Bedroom 1
- Bedroom 2

Exterior

- Courtyard Garden
- Garage with Parking

EPC: E

Council Tax: D





LOCATION

Located in central Emsworth village, 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.

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 within 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.



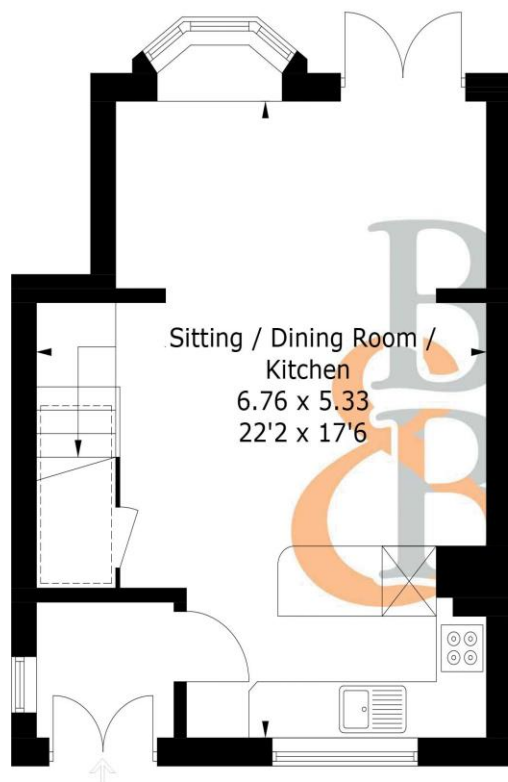


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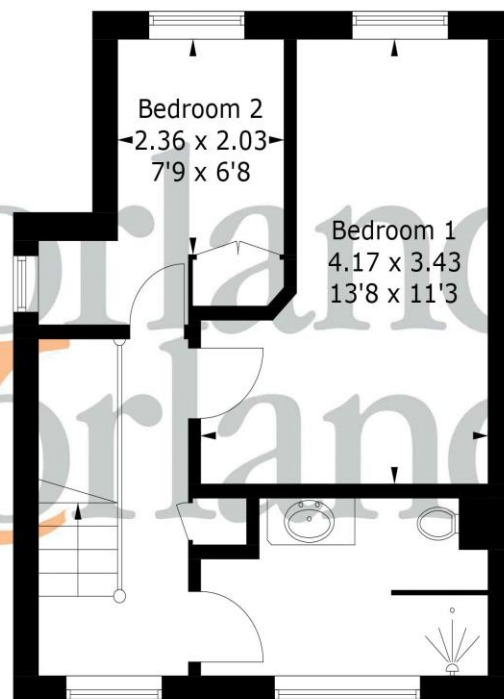
Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

Garage = 11.8 sq m / 127 sq ft

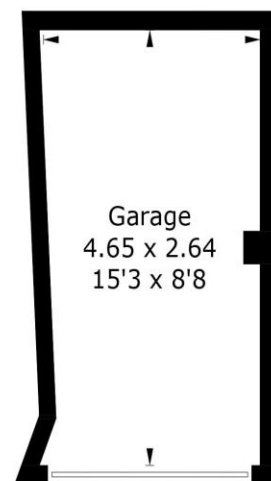
Total = 81.6 sq m / 878 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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. (ID911984)

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