



# Sussex Cottage, 2 Main Road, Emsworth PO10 8AU



NO FORWARD CHAIN... Charming Two Bedroom character Cottage, situated a very short walk from Emsworth village centre and harbour, with all it's local amenities including restaurant's, shops, pubs, dentist & doctors' surgery etc. An ideal location for beautiful coastal walks.

The accommodation comprises: open plan living space with sitting room, dining area and kitchen, two double bedrooms and bathroom. Other benefits include many original features, gas central heating, triple glazing, roof terrace with views of the harbour and a courtyard garden.

- CENTRAL EMSWORTH LOCATION
- CHARACTER COTTAGE
- TWO BEDROOMS
- OPEN-PLAN KITCHEN/DINING ROOM
- ROOF TERRACE
- COURTYARD GARDEN
- NO FORWARD CHAIN

Asking Price  
£299,995  
Freehold





# ACCOMMODATION

## Ground Floor:

- Sitting Room
- Kitchen/Dining Room with feature fireplace and door to the Courtyard Garden.

## First Floor:

- Bedroom One, with loft hatch leading to storage area and roof terrace.
- Bedroom Two
- Bathroom

## External:

- Roof Terrace
- Courtyard Garden

EPC: D

Council Tax Band: C





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which was designated An Area of Outstanding Natural Beauty (AONB). It has a wealth of wild and bird life, with many quiet creeks and rythes which combine with its beautiful shoreline.

To the north are the South Downs, England's newest National Park. Emsworth is well connected, the A27 and railway station, are close at hand serving the south coast. London and the Continent are within easy reach via major road and rail links, with a cross-channel ferry port at nearby Portsmouth. The cathedral City of Chichester is approximately seven miles to the east, with major shopping outlets, its renowned Festival Theatre as well as Golf, Flying, Horse and Motor racing on the nearby Goodwood Estate.

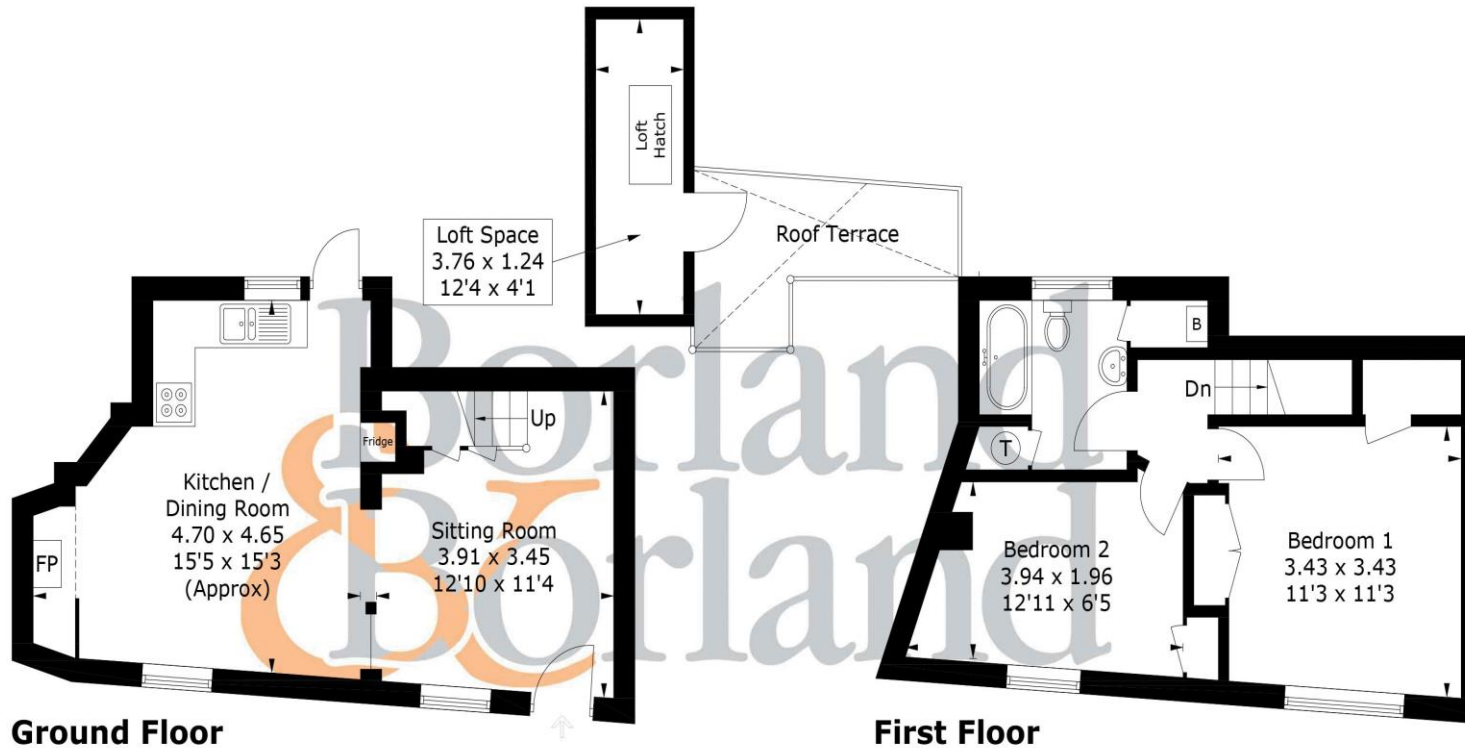
Please note: The photo is of the mill pond (a very short walk from the property).





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Approximate Gross Internal Area = 63.8 sq m / 687 sq ft  
 Loft Space = 4.7 sq m / 50 sq ft  
 Total = 68.5 sq m / 737 sq ft



**Directions**  
 SAT NAV: PO10 8AU

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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. (ID1230129)

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