



6 Queen Street, Emsworth, PO10 7BL



Rarely available Grade II Listed character property which until recently has been a commercial premises which also has planning permission for conversion to a town house offering the discerning purchaser the opportunity to acquire a property in central Emsworth, offering home / income potential believed to date from the Georgian period and retaining many of its original period features.

Accommodation is arranged over Two floors comprising a Reception Room, Kitchen/Breakfast Room, Two Bedrooms and a Bathroom. There is an attractive enclosed courtyard rear garden with a useful outbuilding, separate store with water.

- GRADE II LISTED FREEHOLD PROPERTY
- MOMENTS FROM EMSWORTH SQUARE
- PLANNING PERMISSION TO CONVERSION TO A RESIDENTIAL HOME
- RECEPTION/SHOP
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS BATHROOM
- GAS HEATING
- OUTBUILDING & STORE, COURTYARD GARDEN

Asking Price
£350,000
Freehold





ACCOMMODATION

Ground Floor:

- Reception Room
- Store
- Kitchen

First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

External:

- Outbuilding
- Courtyard Garden

EPC: Exempt

Council Tax: N/A





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

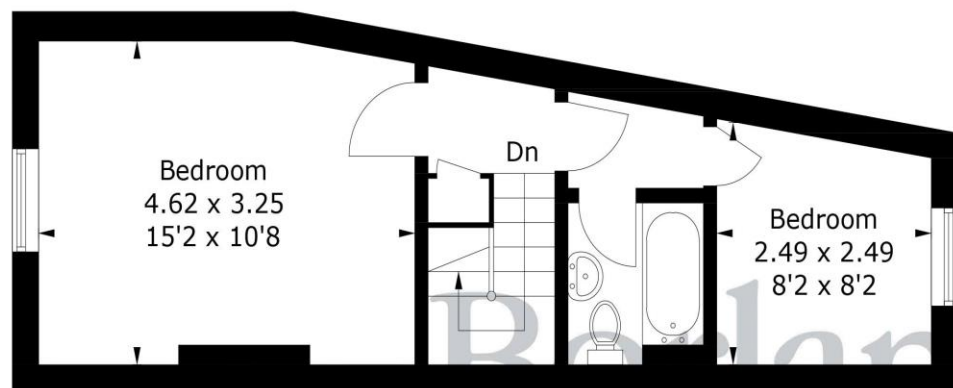
Grouped around Emsworth's pretty town square is an excellent range of shops and local amenities including bank, dentist and doctors' surgeries; with excellent restaurants and public houses, this is a popular destination for weekend visitors and walkers, whilst retaining an often sought but rarely found local community.



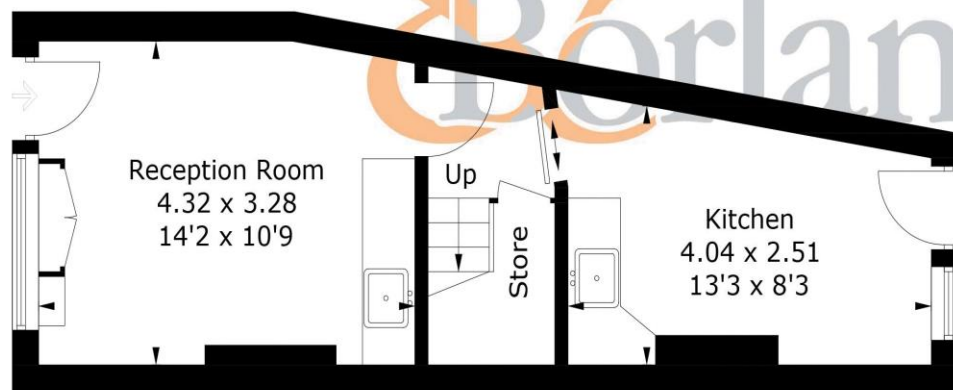


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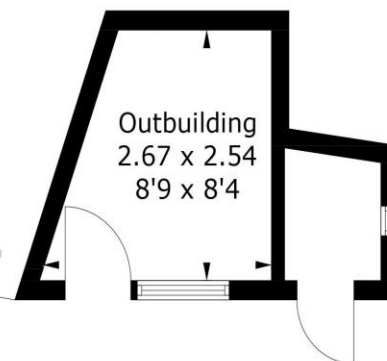
Approximate Gross Internal Area = 58.9 sq m / 634 sq ft
 Outbuilding = 7.2 sq m / 77 sq ft
 Total = 66.1 sq m / 711 sq ft



First Floor



Ground Floor



Directions

SAT NAV: PO10 7BL

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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. (ID1231206)

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