



## 6 Heatherton Mews, Emsworth, Emsworth PO10 7QQ



NO FORWARD CHAIN... Charming flint faced property in a courtyard style development, which was completed in 1984 using hand picked, field, flints in a sympathetic conversion and is now worthy of modernisation.

Accommodation comprises: Entrance Hall, Kitchen, All-purpose Utility Room, Sitting Room/Dining Room, Cloakroom. On the first floor you will find Three Bedrooms, one with an ensuite shower room, family Bathroom. externally there is off road parking and a private enclosed rear Garden.

- NO FORWARD CHAIN
- THREE BEDROOM TERRACED
- TWO BATHROOMS
- CHARACTERFUL FEATURES
- DOWNSTAIRS CLOAKROOM
- WORTHY OF MODERNISATION
- CLOSE TO THE RECREATION  
GROUND AND TRAIN STATION
- CLOSE TO GOOD SCHOOLS

Asking Price  
£350,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Entrance Hall
- Kitchen One
- Kitchen Two
- Sitting Room
- WC



### First Floor:

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

EPC: C

Council Tax: D





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, designated a national landscape, with its wealth of wildlife & bird life, quiet creeks and beautiful shoreline.

To the north are the South Downs.

The Cathedral City of Chichester is approx. 7 miles to the east with its shopping outlets, its renowned Festival Theatre and golf, flying, horse & motor racing on the nearby Goodwood Estate.

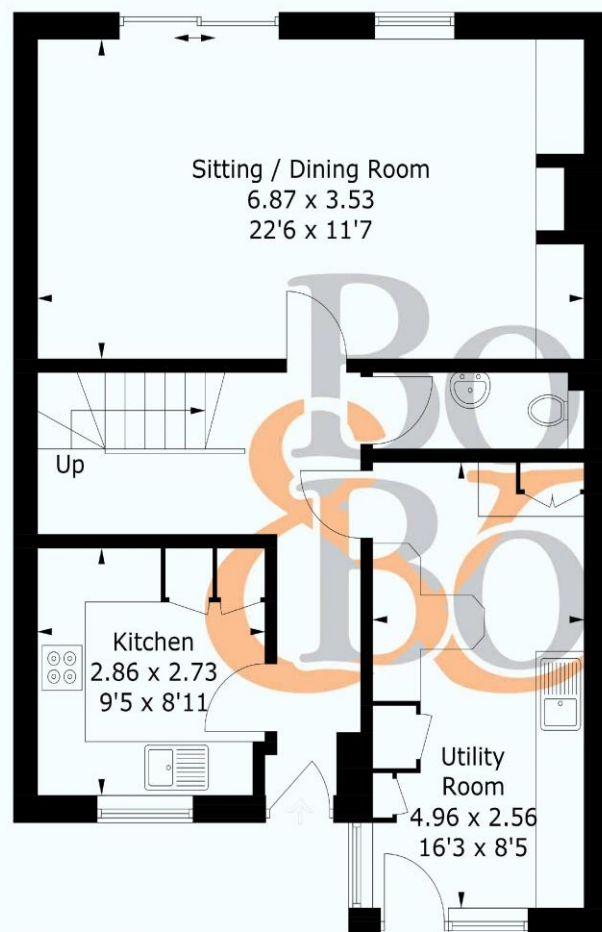
London and the Continent are within easy reach via major road & rail links, and ferry ports at nearby Portsmouth.



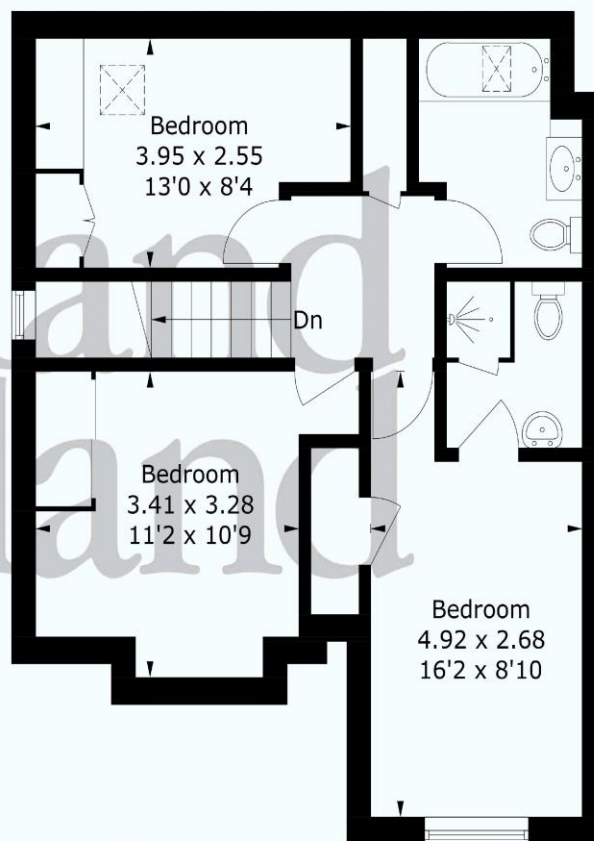


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Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft



**Ground Floor**



**First Floor**

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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. (ID1237355)



**Directions**

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