





# Coot Cottage, St Annes 34, Havant Road

Emsworth PO10 7JW



NO FORWARD CHAIN - CONTEMPORARY DETACHED REFURBISHED, TWO BEDROOM BUNGALOW in this sought after Emsworth location – This Detached Bungalow, displays thoughtful and Contemporary Design, coupled with modern interiors & open plan living.

The welcoming front door opens into a Open Plan Living room, with integral, fully Fitted Kitchen area, the room has Engineered Oak Wood flooring with doors onto south facing courtyard garden. The modern design incorporates Electric Heating throughout and Engineered Oak Wood flooring Living Area. Leading off the hallway there are Two Bedrooms, both with fitted wardrobes, carpets, Separate Shower room and Utility area. Outside there is Ample Private Parking and an Electric Vehicle Charger. Courtyard with laid with Indian Sandstone flagstones large covered wood Barn Sitting/Entertaining Area.

- DETACHED BUNGALOW
- OPEN PLAN LIVING  
ACCOMMODATION
- TWO BEDROOMS
- SHOWER ROOM WITH UTILITY  
AREA
- DOUBLE GLAZING & ELECTRIC  
HEATING
- REAR COURTYARD  
GARDEN/PATIO
- COVERED BARN SEATING AREA
- AMPLE PARKING TO THE FRONT

Asking Price  
£625,000  
Freehold









## ACCOMMODATION

### Ground Floor:

- Kitchen/Sitting/ Dining Room
- Shower Room with Utility cupboard
- Bedroom One
- Bedroom Two

EPC: E

Council Tax: D









## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing.

Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctors' surgeries.

Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.



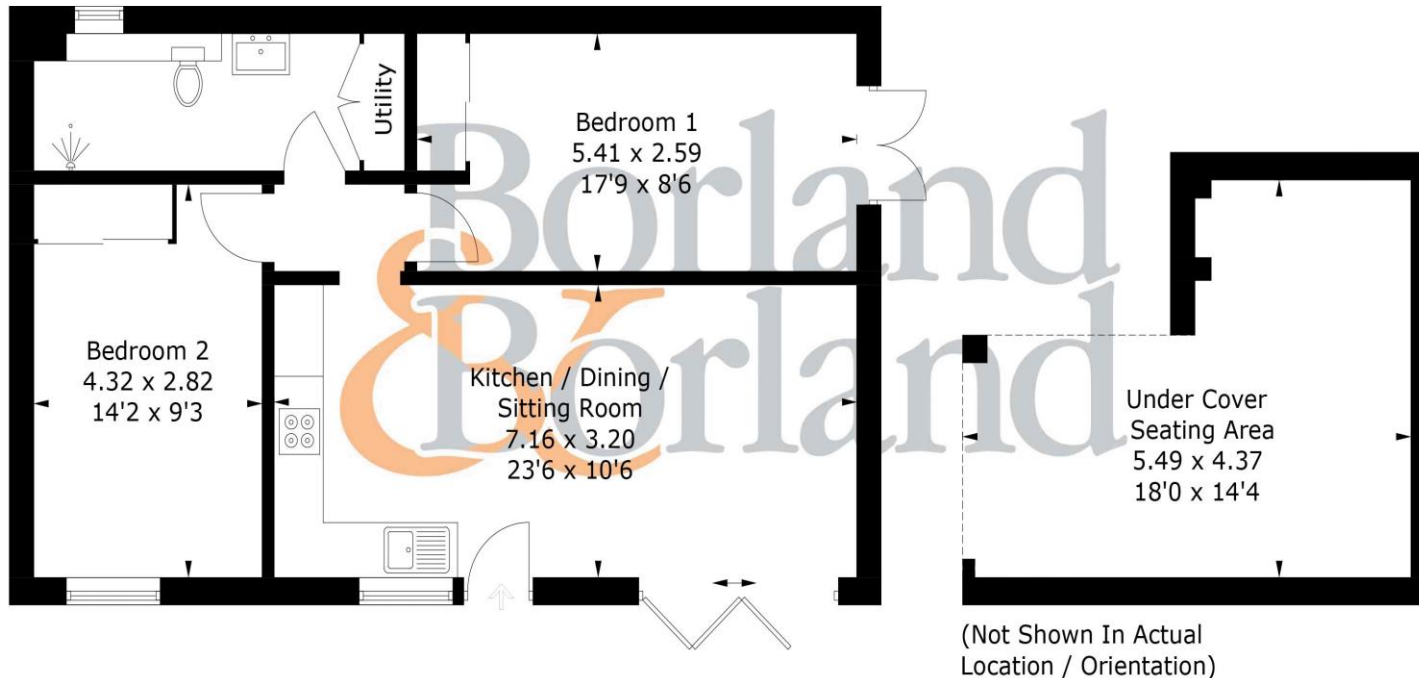






# Coot Cottage, St. Annes, PO10 7JW

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft  
(Excluding Under Cover Seating Area)



## Directions

SAT NAV: PO10 7JW

## 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. (ID1265817)

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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