



1 Christopher Way, Emsworth, PO10 7QZ



SPACIOUS, WELL PRESENTED, DETACHED FAMILY HOME... Extended to provide versatile living accommodation, with Four Bedrooms and a generous south-facing rear Garden.

Situated in a highly sought after residential location, close to good schools and benefits from easy access to both Emsworth Village centre and Westbourne Village.

Accommodation comprises: Entrance Hall. Double aspect Sitting/Dining Room. Kitchen. Study/Play Room. Utility. Integral garage & Cloakroom. First Floor: Three Double Bedrooms and a further single Bedroom. Family bathroom and additional Shower Room. Externally the property benefits from off road parking, mature south facing rear Garden and Garage.

- DETACHED FAMILY HOME
- WELL PROPORTIONED -
VERSATILE ACCOMMODATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & UTILITY
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- POPULAR RESIDENTIAL AREA -
NEARBY LOCAL SCHOOLS

Asking Price
£675,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room (with integral door to the Garage)
- Cloakroom
- Family Room



First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Shower Room

External:

- Garage
- Front Garden
- Private Enclosed Rear Garden

EPC: D

Council tax band: F





LOCATION

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs. Emsworth is situated on the upper reaches of Chichester Harbour which is a National Landscape.

London and the Continent is with in easy reach via major road and rail links, ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the East with Major shopping outlets, renowned Festival Theatre with Golf, Flying, Horse and Motor Racing on the nearby Goodwood Estate.

EPC: D

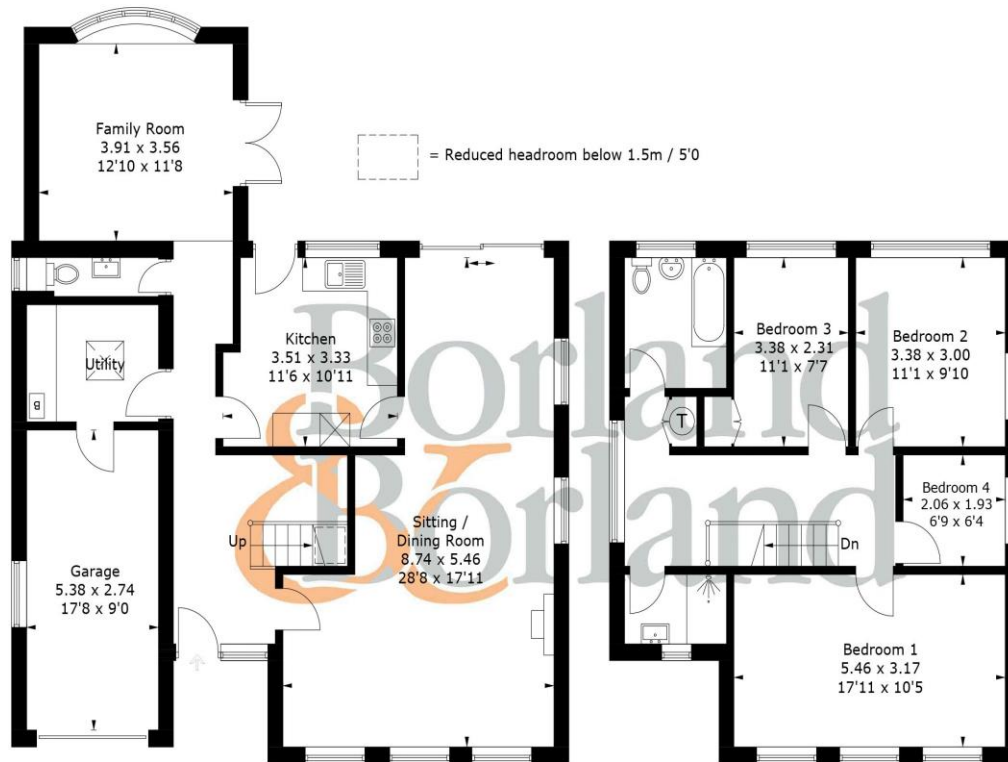
Council Tax: F





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Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft
(Including Garage)



Ground Floor

First Floor

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. (ID1180853)

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