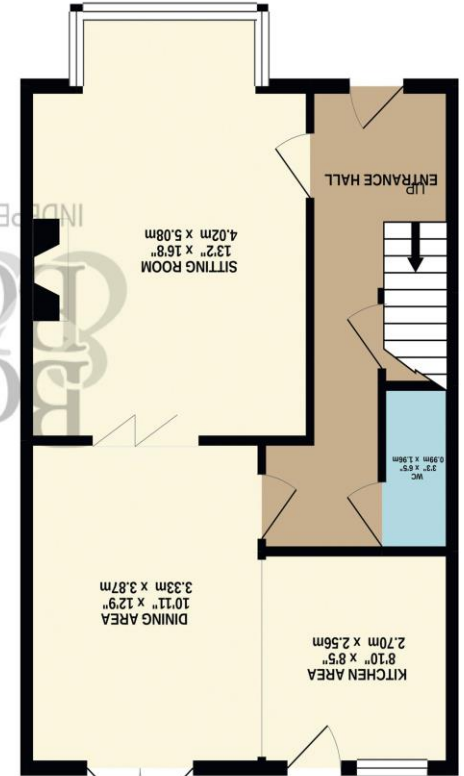
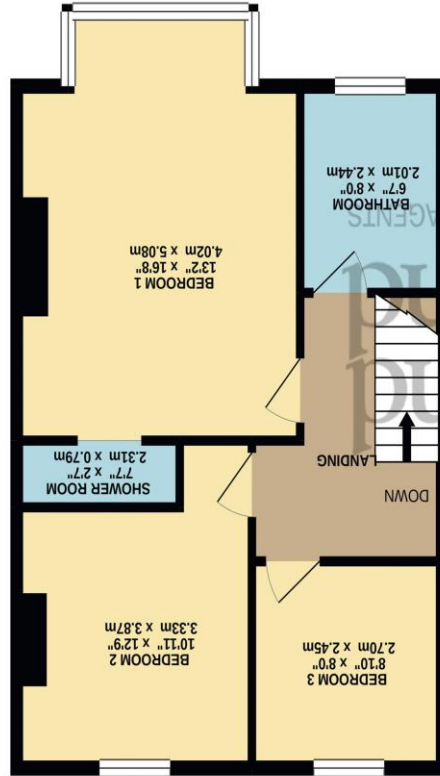




While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**  
SAT NAV: PO10 7EE





Borland & Borland are pleased to present for sale this charming property, Hamilton House, located within a short stroll of the foreshore, Mill Pond and The Square in Emsworth. Surrounded by a wide range of tearooms, pubs and restaurants along with shops, amenities, doctor/dentist surgeries, Hamilton House is an ideal place to live and provides benefits from all that this popular harbourside town has to offer. The presented accommodation is arranged over two floors with an Entrance Hall, opening into an attractive Sitting Room, which flows into a dining area and kitchen both with access onto the South-facing rear Courtyard Garden. Ground floor cloakroom. On the first floor there are Three Bedrooms - two doubles, one with en-suite shower room, and a large single served by a family bathroom. Warmed throughout by gas heating, with doubled glazed windows. There is parking to the front of the property and pedestrian access into the garden. Virtual Tour online viewing available.

This is an opportunity to secure a property in the heart of Emsworth's conservation area, with views from the first floor south elevation towards the harbour. Nile Street runs east to west from the Square to the Mill Pond. Emsworth is situated on the upper reaches of Chichester Harbour which was designated an Area of Outstanding Natural Beauty (ANOB) in 1964, in recognition of its wealth of wildlife and bird life, its quiet creeks and rythes combined with its beautiful shoreline. London and the Continent is within easy reach via major road and rail links, with ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the east with major shopping outlets & renowned Chichester Festival Theatre; at nearby Goodwood Estate there's also Golf, Flying, Horse & Motor Racing. NO FORWARD CHAIN.



- ATTRACTIVE HOME IN HARBOURSIDE TOWN
- NICELY PRESENTED THROUGHOUT
- CLOSE TO MILL POND & TOWN SQUARE
- THREE BEDROOMS, TWO BATHROOMS
- VIEWS TOWARDS HARBOUR FROM FIRST FLOOR

- GAS HEATING & DOUBLE GLAZING
- LOFT SPACE WITH VELUX WINDOWS
- SOUTH FACING REAR COURTYARD GARDEN
- LOCATED IN HEART OF CONSERVATION AREA
- PARKING