



2b Nile Street, Emsworth, Emsworth PO10 7EE



STUNNING PERIOD HOME WITH CONTEMPORARY INTERIORS. Completely refurbished by the present owners to offer a delightful home or investment in the heart of Emsworth's Conservation Area. Open plan living accommodation with a modern kitchen, bifold doors opening on to a delightful courtyard garden. Upstairs there are Two well appointed Bedrooms and Two Bathrooms. gas Central Heating.

Perfectly placed just off Emsworth Square within a short stroll of the foreshore, Mill Pond and The Square. Close to hand are a range of local everyday shops, tearooms, pubs and restaurants. There are also doctor/dentist surgeries. Emsworth is an ideal place to live and provides all the benefits of this popular harbour-side town.

- CENTRAL EMSWORTH LOCATION
- PERIOD HOME-CONTEMPORARY INTERIORS
- OPEN PLAN LIVING ACCOMMODATION
- TWO BEDROOMS TWO BATHROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUTHERLY COURTYARD GARDEN
- GARAGE
- NO FORWARD CHAIN

Asking Price
£575,000
Freehold





ACCOMMODATION

Ground Floor:

- Kitchen/Dining/Sitting Room
- Stairs down to cellar

First Floor:

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

External:

- Private enclosed courtyard garden
- Garage, with parking in front

EPC: D

Council Tax: D





LOCATION

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Emsworth is situated on the upper reaches of Chichester Harbour which was designated An Area of Outstanding Natural Beauty (ANOB) in 1964, recognising its wealth of wild and bird life, its many quiet creeks and rythes, and beautiful shoreline made up for the most part of trees and arable farmland. London and the Continent are with in 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, the renowned Festival Theatre and Golf, flying, horse and motor racing on the nearby Goodwood Estate. range of shops, cafes, pubs and restaurants.





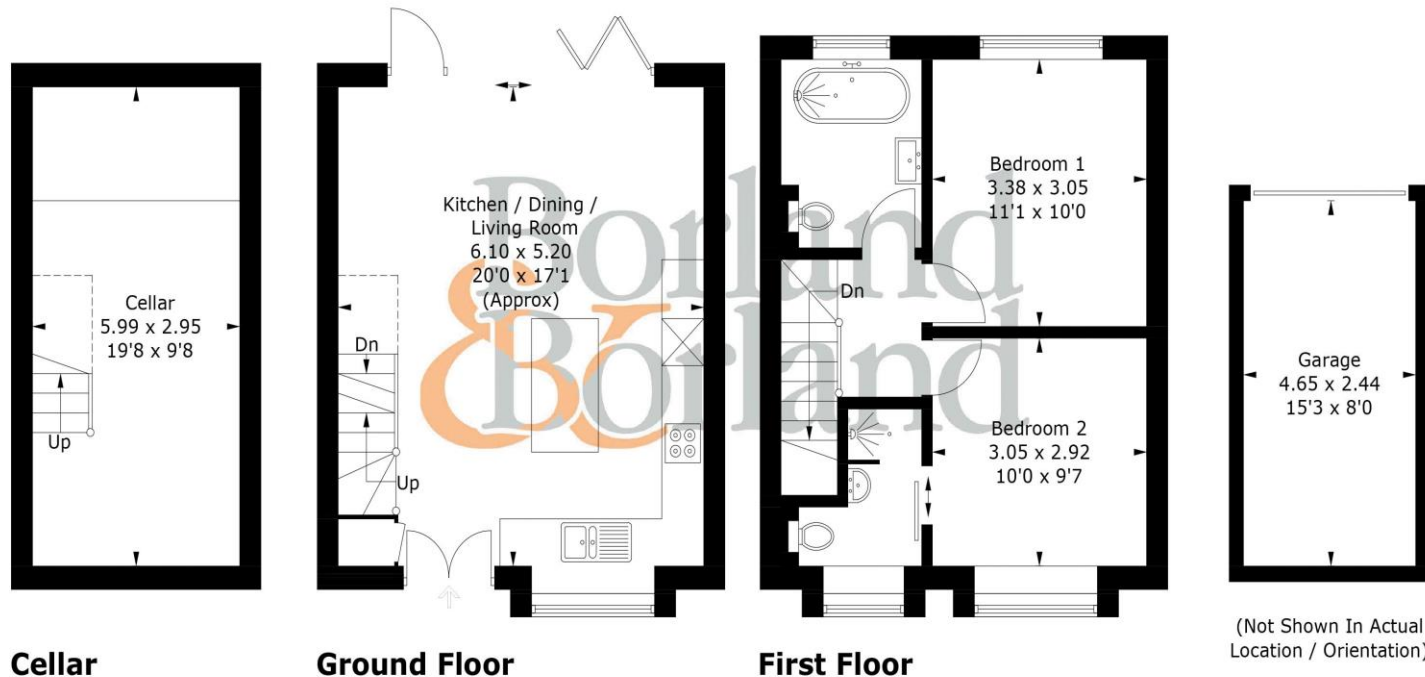
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Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

Cellar = 18.0 sq m / 194 sq ft

Garage = 11.4 sq m / 123 sq ft

Total = 96.0 sq m / 1034 sq ft



Directions

SATNAV: PO10 7EE

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. (ID1067821)

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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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