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Freehold

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40% off the price! *

The Loft, Kings Terrace, Emsworth, Hampshire, PO10



- A beautifully presented 2 bedroom coach house
- Allocated parking space
- Central Emsworth location
- Quiet and secluded location
- Recently refurbished
- Chain free

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The Loft, Kings Terrace, Emsworth, Hampshire, PO10

A charming two bedroom coach house, situated in a central location in Emsworth. Close to the shops, pubs and restaurant, you are buying into a way of life not just a property. The coach house benefits from an allocated parking space so you won't be searching for parking after a busy day in the office. The moment you step through the door you are greeted by an entrance hall that has storage in abundance. The staircase leads to the main living area which is bright and spacious throughout and it offers a beautiful ambience. It's a lovely property if you are living on your own, with a partner or as a family. The coach house has recently been refurbished and it has brought back the character and charm which there is plenty of. The kitchen has been refitted which has created a place to cook up a storm when

friends and family come for dinner. The living accommodation offers a sociable space to entertain but can equally be enjoyed in the cosy feel it creates.

The bathroom services both bedrooms. The main bedroom is a good size and has fitted wardrobes and the second bedroom is perfectly placed as well. Exposed brick work and wooden beams really set the scene and will make you want to see more.

The property is located at the centre of the harbour town and beautiful walks around the mill pond and the shoreline are never too far away. Café's and shops as well as a farmers market can be enjoyed as well the local cuisine in one of the popular restaurants nearby.

What the owner says...

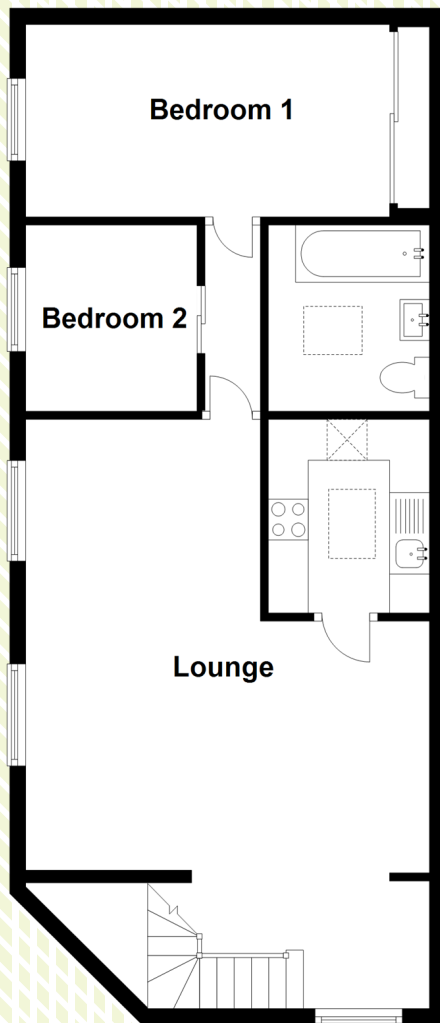
"I have loved living here. It first appealed to me because of how unique it is. You don't get many properties in central Emsworth that offer the lifestyle this does. It had loads of potential and I have created another bedroom, refitted the kitchen, updated the bathroom and created lots more storage as well as redecorating throughout.

There is a parking space which is perfect. I love being able to step out of the peace and quiet, walking round the corner and enjoy the vibrant cosmopolitan town that is Emsworth. It's also great for commuting to London. I will be very sad to leave."

Accommodation



First Floor
Approx. 59.9 sq. metres (644.7 sq. feet)



Ground Floor

Entrance Hall

TOP FLOOR

Lounge/ Diner

16'5 x 16'1 (5.01m x 4.91m)

Kitchen

7'6 x 6'4 (2.29m x 1.93m)

Bedroom 1

14'7 x 7'10 (4.45m x 2.39m)

Bedroom 2

7'9 x 7'1 (2.36m x 2.16m)

Bathroom

OUTSIDE

Front Garden

Parking





Nearest Schools

Primary Schools: Emsworth Primary 0.8 miles, St James C of E Controlled Primary 0.9 miles, Southbourne Junior School 1.6 miles

Secondary Schools: Glenwood School 0.5 miles, Warblington School 1.7 miles, Bourne Community College 2.0 miles



Transport Information

Train Stations: Emsworth 0.4 miles, Southbourne 1.7 miles, Havant 2.3 miles



Directions

For directions to this property please contact us.



Address

The Loft, Kings Terrace, Emsworth, Hampshire, PO10

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



EMSWORTH

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EPC RATING



CURRENT:

D(55)

POTENTIAL:

D(62)

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IN PEOPLE

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 59%. You could increase your budget, raise money and/or clear debts.

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