



9 Bridge Road, Emsworth, Hampshire PO10 7DT



NO FORWARD CHAIN .. A short distance of Emsworth Town Square, Millpond and the Harbour Foreshore lies this charming three bedroom semi detached home.

Accommodation comprises: Entrance Hall, Sitting Room, Dining Room opening through to Kitchen opening to Conservatory. First Floor: Bedroom Two, Bedroom Three, Family Bathroom. Second Floor: Master Bedroom. Externally there is a enclosed low maintenance garden, with the benefit of having a shed and side pedestrian access.

- SEMI DETACHED CHARACTER HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN
- CLOSE TO FORESHORE, TOWN CENTRE & TRANSPORT LINKS

Asking Price
£425,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory



First Floor:

- Bedroom Two
- Bedroom Three
- Family Bathroom

Second Floor:

- Bedroom One

Exterior:

- Low maintenance rear garden with side access.





LOCATION

Emsworth occupies a place on the upper reaches of Chichester Harbour, National Landscape formerly an Area of Outstanding Natural Beauty and offers a much sought-after environment with a thriving range of local shops, cafes/restaurants, schools, doctors & dentist surgeries.

Emsworth is also becoming known for its developing arts scene. Offering millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks.

To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.

EPC: D




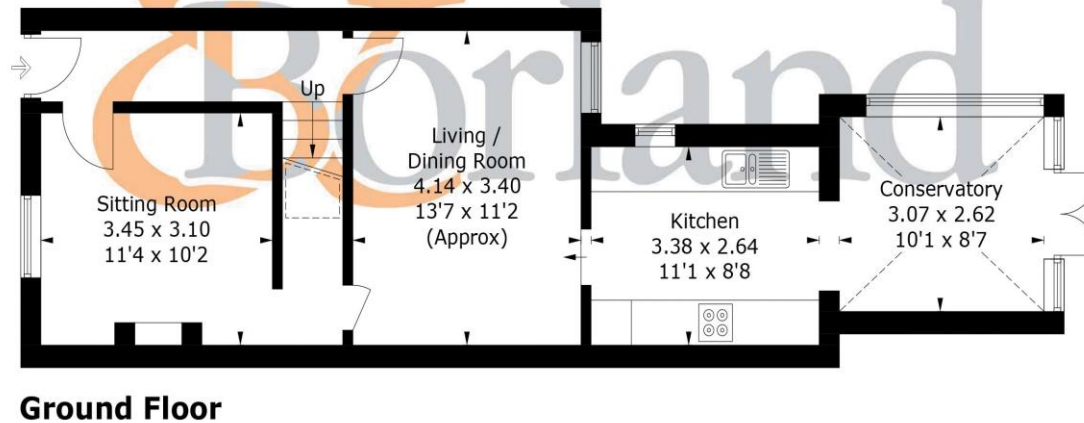
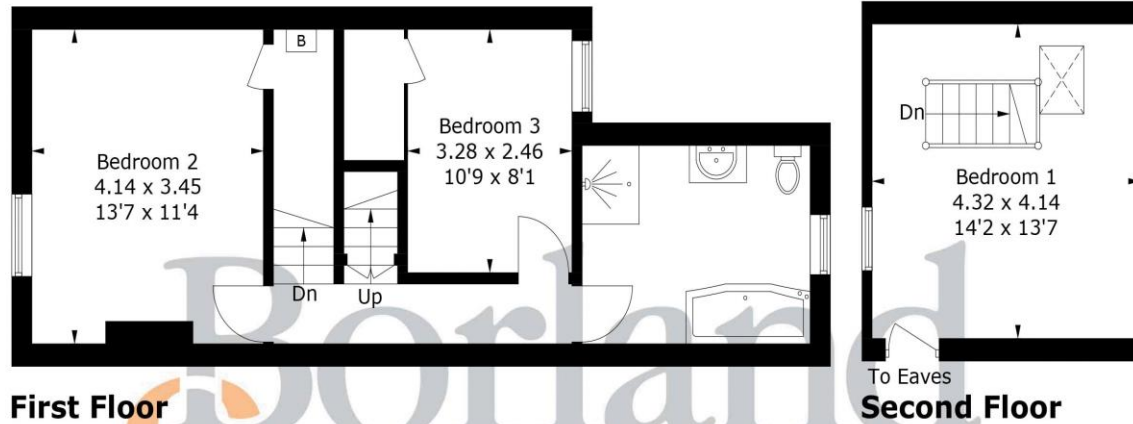


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Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft



 = Reduced headroom below 1.5m / 5'0



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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. (ID1161576)



Directions

SAT NAV: PO10 7DT

What3words: ///oath.actng.looked

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