

Nore Crescent, PO10 7NB

Guide Price £375,000



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Quietly situated in a popular neighbourhood within level walk or regular bus of Emsworth, with slight detour one can incorporate the harbour path and mill pond. Emsworth boasts not only co-op and Tesco but a great DIY general store a Butchers, Fishmongers, Bakers, a diversity of restaurants, cafes and pubs.

One of the most attractive, historic, picturesque waterside villages within the wonderful environs of Chichester Harbour. Whether on the water or just enjoying the tranquillity of foreshore walks, Emsworth is a beautiful place for those lucky enough to call home, great community, well attended churches, around 4 sailing clubs, associated marinas and moorings

Equidistant of Portsmouth and Chichester (15 mins) with national theatre, destination retail centres, entertainment and reputable Hospitals. The Local Town of Havant boasts Waitrose large Tesco and plethora of other stores often negating the need to go further and offers mainline station providing good rail links to Guildford and London whilst Emsworth boasts its own coastline station.

Complimented by excellent bus service running along the coast removing the necessity to drive, Portsmouth (within 15-minute drive) where ferries broaden the horizons, escape the mainline to the Isle of Wight, just a 15min Hover ride, the international port offer ready destinations France, Channel Islands or Spanish Biscay ports.



- Flat Level Walk of Harbour Foreshore, Emsworth Village and Rail Station and buses

- Double Aspect fitted Kitchen/B'fast room

- Gas Central Heating Vaillant with Megaflow

- NO FORWARD CHAIN

- 2 Double Bedrooms (fitted wardrobes to master)

- Generous Wet Room in Travertine and White

- Solar Water Heating and Solar Voltaics

- Lounge open to Double Aspect Living Room

- Double Glazing

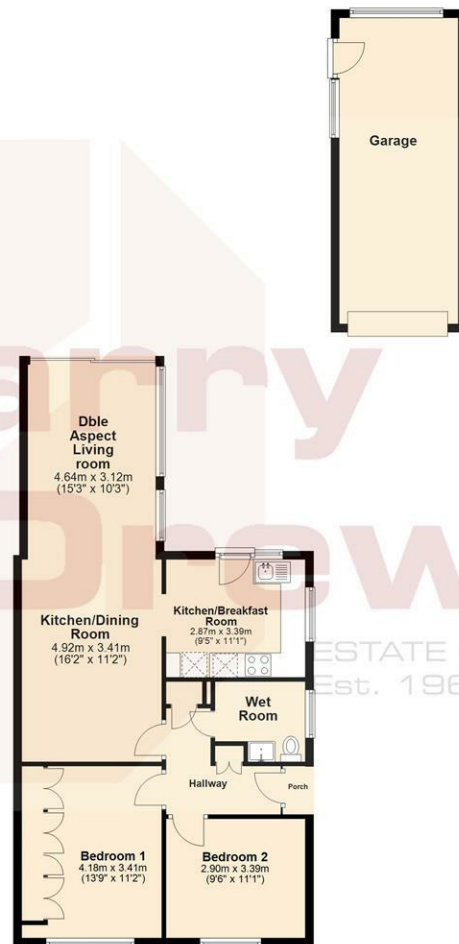
- Extended Garage/ Workshop and Car Port Own Drive



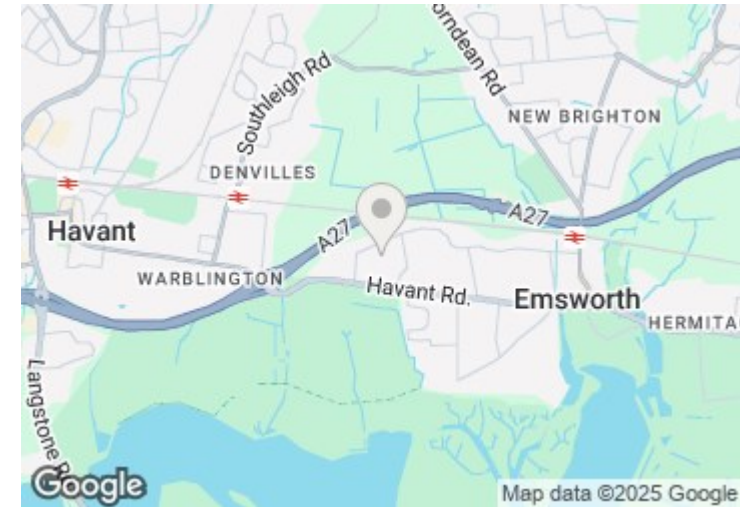
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Energy Performance Certificate Band C
Havant Council Tax Band D

Ground Floor



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)



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