



© Borland & Borland

9a Sultan Road, Emsworth,
PO10 7PP



Situated in a convenient and central location, this one-bedroom house is ideal for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities.

The property offers bright and comfortable accommodation arranged over two floors. On the ground floor, there is an open-plan living room and fitted kitchen, creating a practical and sociable living space. Upstairs, there is a generously sized double bedroom with built-in storage together with a bathroom. Outside, the property benefits from an allocated parking space, a valuable feature in this popular residential location. Sultan Road is ideally positioned within easy walking distance of Emsworth town centre, where a range of independent shops, cafés, restaurants and waterfront walks can be enjoyed. Emsworth railway station is also nearby, approximately a 5-minute walk away, providing direct services to Portsmouth, Chichester and London connections via Havant. Excellent road links are available via the A27, making the property well placed for commuters. Offered with no forward chain, this charming home presents an excellent opportunity to enjoy all that Emsworth has to offer.

- ONE BEDROOM END OF TERRACE HOUSE
- OPEN-PLAN SITTING ROOM/ KITCHEN
- DOUBLE BEDROOM WITH STORAGE
- ALLOCATED PARKING SPACE
- CLOSE TO TRAIN STATION
- SHORT WALK TO EMSWORTH TOWN CENTRE
- NO FORWARD CHAIN

Asking Price
£239,950
Freehold



© Borland & Borland



© Borland & Borland

ACCOMMODATION

Ground Floor:

- Open- plan kitchen/ sitting room
- Understairs cupboard

First Floor:

- Bedroom
- Bathroom

Outside:

- Allocated Parking

EPC: D

Council Tax: B





© Borland & Borland

LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Connects to Mainline railway station to London at nearby Havant.

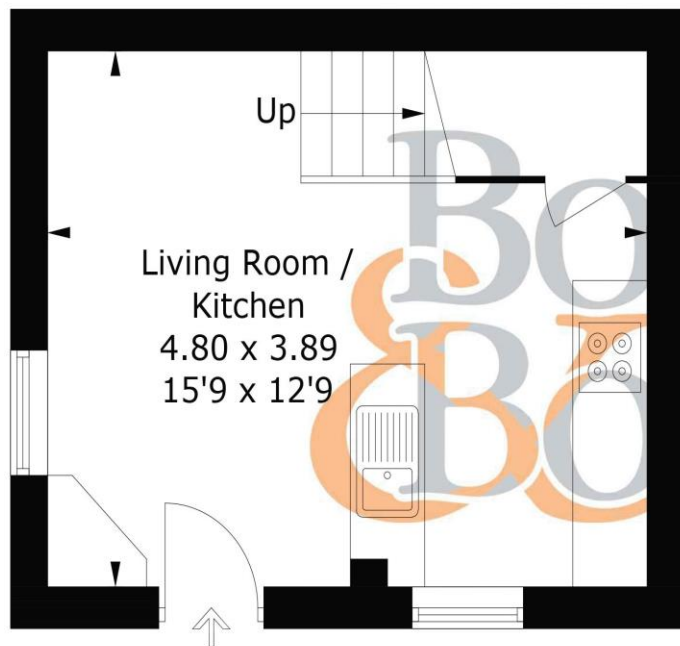




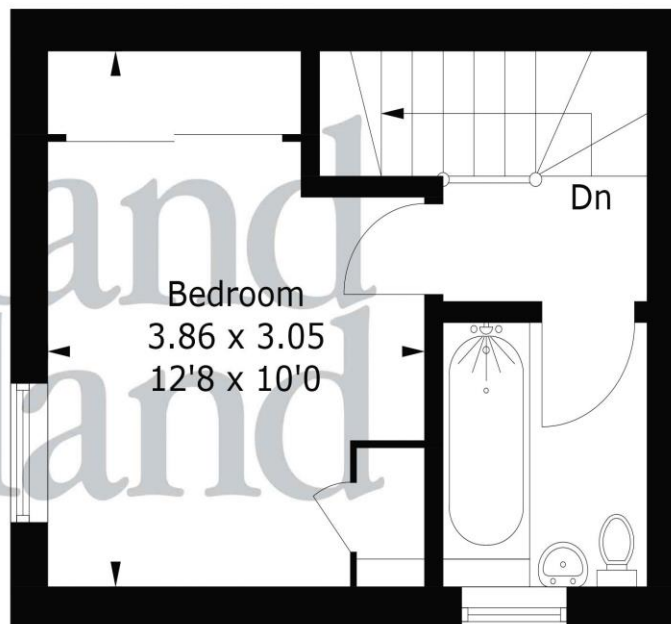
© Borland & Borland

9A Sultan Road, Emsworth, PO10 7PP

Approximate Gross Internal Area = 37.5 sq m / 404 sq ft



Ground Floor



First Floor



Directions

SAt NAV: PO10 7PP

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. (ID1328184)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

