



30 West Street, Emsworth,
PO10 7DY



PRIME LOCATION IN EMSWORTH VILLAGE..... Delightful, extended, Semi-Detached Home with Garage & Parking, within a very short walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Emsworth centre offers independent shops, cafés/restaurants and two sailing clubs. The accommodation comprises: Entrance hall, Kitchen, Sitting Room, Dining Room, Cloakroom, a large Conservatory overlooking the landscaped, South- facing Garden. On the first floor are Two bedrooms and a family Bathroom with a feature free standing bath and separate shower. The principal Bedroom is on the second floor and benefits from an ensuite Shower Room. Externally the property is approached by a Driveway with parking for Two cars and Garage. There is side access to pretty and well stocked Rear Garden, which has patio and lawned areas.

- CENTRAL EMSWORTH LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS & LARGE CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- GARAGE & DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- NO FORWARD CHAIN

Asking Price
£630,000
Freehold





ACCOMMODATION

Ground Floor:

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



First Floor:

- Bedroom Two
- Bedroom Three
- Family Bathroom

Second Floor:

- Bedroom One with Ensuite Shower Room.

EPC: C

Council Tax: D





LOCATION

LOCATION: Placed within a few minutes walk of Emsworth High Street with its range of shops, post office, greengrocers & butchers, doctors & dental surgeries and cafés/pubs/restaurants. Moments from Emsworth Mill Pond and the Harbour foreshore, Emsworth has two sailing clubs & a public slipway, for those enjoying waterside activities & coastal walks.

Emsworth is also becoming known for its developing art scene. There are excellent road and rail transport links, with easy access to the A27 and A3. Also easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station. Emsworth occupies a place on the upper reaches of Chichester Harbour, A National Landscape, (formerly AONB). To the north are the South Downs, and to the east the Cathedral City of Chichester.



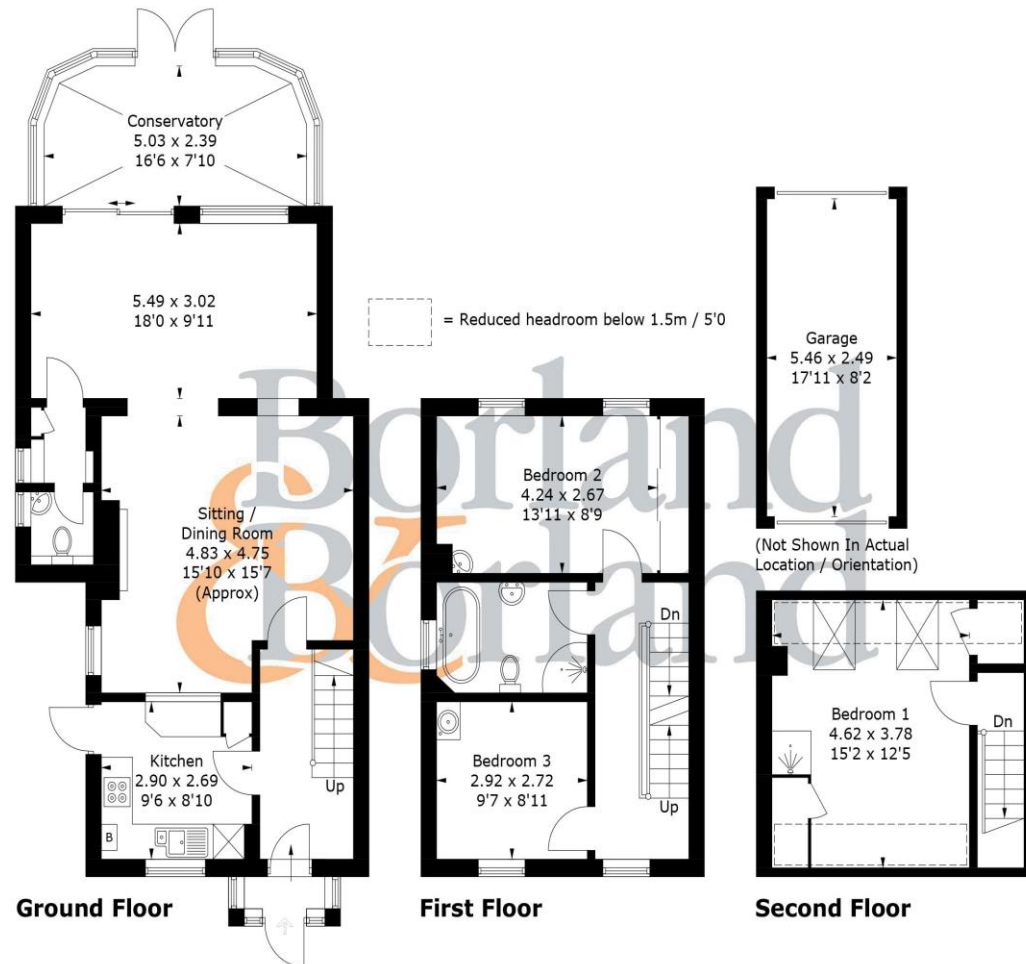


30, West Street, PO10 7DT

Approximate Gross Internal Area = 132.5 sq m / 1426 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 146.1 sq m / 1572 sq ft



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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. (ID1281389)



Directions

SAT NAV: PO10 7DT

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