



8 School Lane, Emsworth, PO10 7ED



OFFERED WITH NO FORWARD CHAIN.... Located in the centre of Emsworth, this spacious Semi-Detached home is just moments from Emsworth Mill Pond. Situated in the heart of Emsworth's Conservation Area, within 100 yards of Emsworth Town Square making this is an ideal location for those wishing to benefit from a short walk to the local shops, restaurants, pubs and sailing clubs.

The Property has been thoughtfully configured to allow flexible use of the accommodation. The property is approached over its own driveway, offering off road parking in the centre of the town. On the ground floor there is a Bedroom, Cloakroom, Kitchen overlooking the rear courtyard and a Reception/Dining Room. Upstairs there is a generous Sitting Room with access on to a spacious roof terrace with view towards the mill pond, Principal Bedroom and Bathroom. The property benefits from Gas central heating & Double Glazing. There is an enclosed, low maintenance Courtyard Garden with pedestrian access.

- PRIME CENTRAL EMSWORTH LOCATION
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH ROOF TERRACE
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- OFF ROAD PARKING
- STONES THROW FROM EMSWORTH MILLPOND

Asking Price
£450,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Kitchen
- Dining Room
- Bedroom Two

First Floor:

- Sitting Room opening onto the Roof Terrace
- Shower Room
- Bedroom One with built in cupboards

External:

- Driveway
- Courtyard Garden

NB: The underside of the roof has been treated with Spray Foam Insulation.

EPC: D

Council Tax: D





LOCATION

Within a few minutes walk of the High Street with an array of excellent shops and services including an independent greengrocer, butcher, fishmonger, a convenience store, post office, library, doctor and dental surgeries.

Situated on Chichester Harbour, Emsworth is charming and picturesque offering residents a large choice of restaurants and cafes and a strong community spirit. Activities include all sorts of water sports, two sailing clubs and plenty of walks in this beautiful location and beyond onto the South Downs National Park.

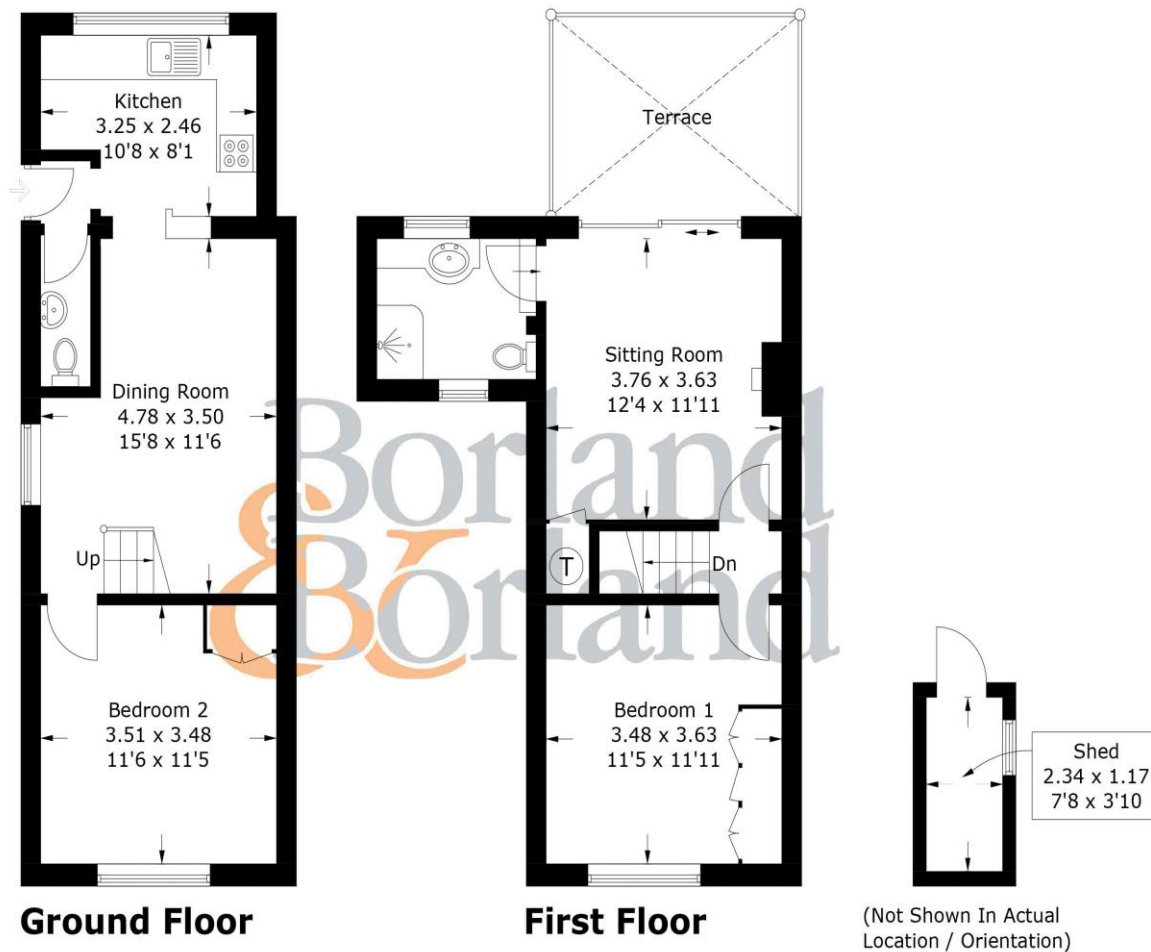
There are excellent road and rail links with easy access to London, Portsmouth, Chichester and Brighton.





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Approximate Gross Internal Area = 74.2 sq m / 799 sq ft
 Outbuilding = 2.7 sq m / 29 sq ft
 Total = 76.9 sq m / 828 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. (ID1233704)

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Directions

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