



2 Orange Row, Emsworth, Emsworth PO10 7EL



NO FORWARD CHAIN... A spacious Four-bedroom home occupying a superb position in the heart of Emsworth, with the significant benefit of off-road parking and a garage.

The accommodation is arranged over three floors and includes a generous sitting/dining room, fitted kitchen, four bedrooms, an office and bathroom facilities, together with a private rear garden and an attractive outlook towards the water from the upper floor. A fantastic opportunity to enjoy generous accommodation and the convenience of central Emsworth living.

- NO FORWARD CHAIN
- FOUR BEDROOMS PLUS STUDY
- TWO BATHROOMS &
DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING & GARAGE
- WATER VIEWS FROM 2ND FLOOR
- PRIVATE ENCLOSED REAR
GARDEN
- STONES THROW FROM THE
HARBOUR FORESHORE

Asking Price
£500,000
Freehold





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ACCOMMODATION

Ground Floor

- Entrance hall
- Cloakroom/WC
- Spacious sitting/dining room
- Fitted kitchen
- Rear garden access

First Floor

- Bedroom one
- Bedroom two
- Bedroom five/ Study
- Bathroom
- Shower room

Second Floor

- Bedroom three
- Bedroom four

Outside

- Private rear garden
- Off-road parking
- Garage

EPC: C

Council Tax: E





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LOCATION

Located within a few minutes' walk of Emsworth High Street with its range of independent shops & convenience stores including post office, greengrocers, butchers as well as doctor/dental surgeries, cafés and pubs/restaurants. Moments from the Harbour foreshore and Emsworth's two Sailing Clubs, ideal for coastal walks & water pursuits.

Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth and Brighton.

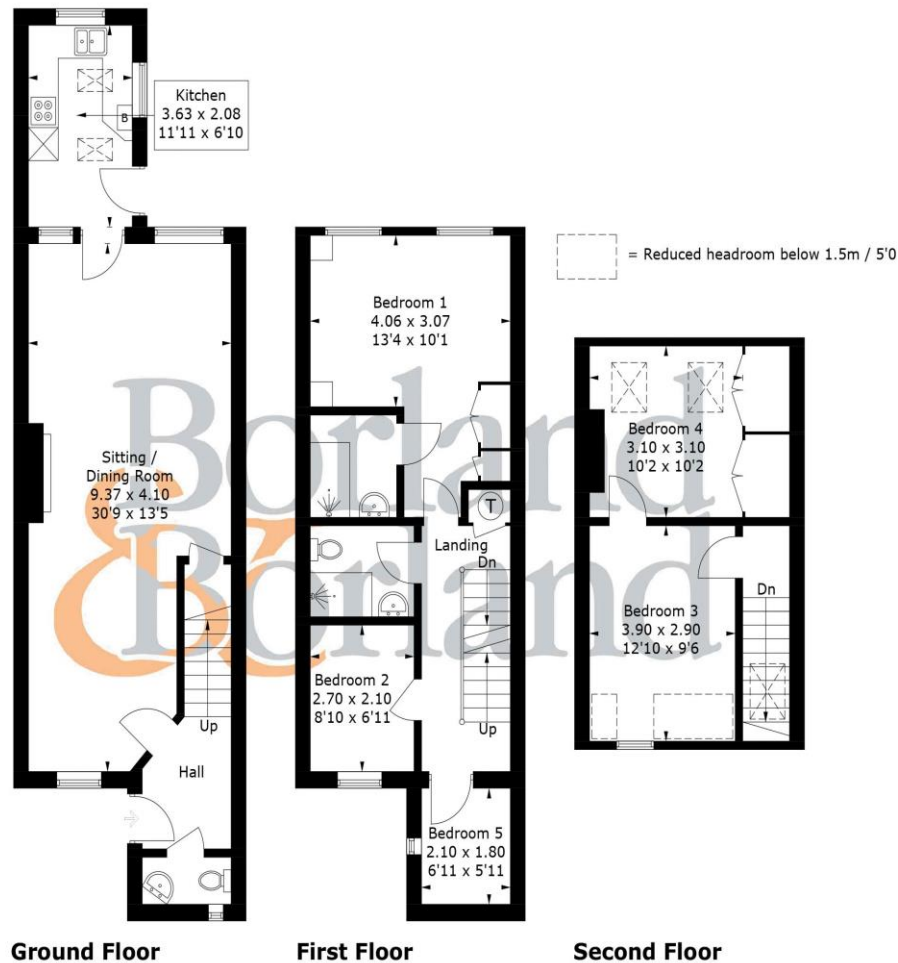




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Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft



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. (ID1343108)



Directions

SAT NAV: PO10 7EL

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