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1C School Lane, Emsworth,
PO10 7ED



NO FORWARD CHAIN...Central Emsworth location, garage & driveway parking, located in Emsworth's conservation area, this well-presented three-bedroom home enjoys a superb position just moments from the village centre, harbour, shops, cafés and railway station. The accommodation includes a spacious sitting/dining room opening into a conservatory, a fitted kitchen and ground floor cloakroom. Upstairs are three double bedrooms and a family bathroom, the principal bedroom being particularly generous in size. Outside, the low-maintenance rear garden provides an attractive space for relaxing and entertaining. A standout feature is the private driveway and garage, offering valuable off-road parking in this highly convenient central location. An excellent opportunity to enjoy all that Emsworth has to offer, with the benefit of garage and driveway parking rarely found so close to the village centre.

- CENTRAL EMSWORTH LOCATION
- THREE DOUBLE BEDROOMS
- SPACIOUS SITTING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- GARAGE
- NO FORWARD CHAIN
- STONES THROW FROM MILLPOND, SHOPS & RESTURANTS

Asking Price
£460,000
Freehold





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ACCOMMODATION

Ground Floor

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

First Floor

- Principal Bedroom
- Bedroom Two
- Bedroom Three
- Family Bathroom

Outside

- Private Driveway Parking
- Garage
- Enclosed Rear Garden

EPC: D

Council Tax: D





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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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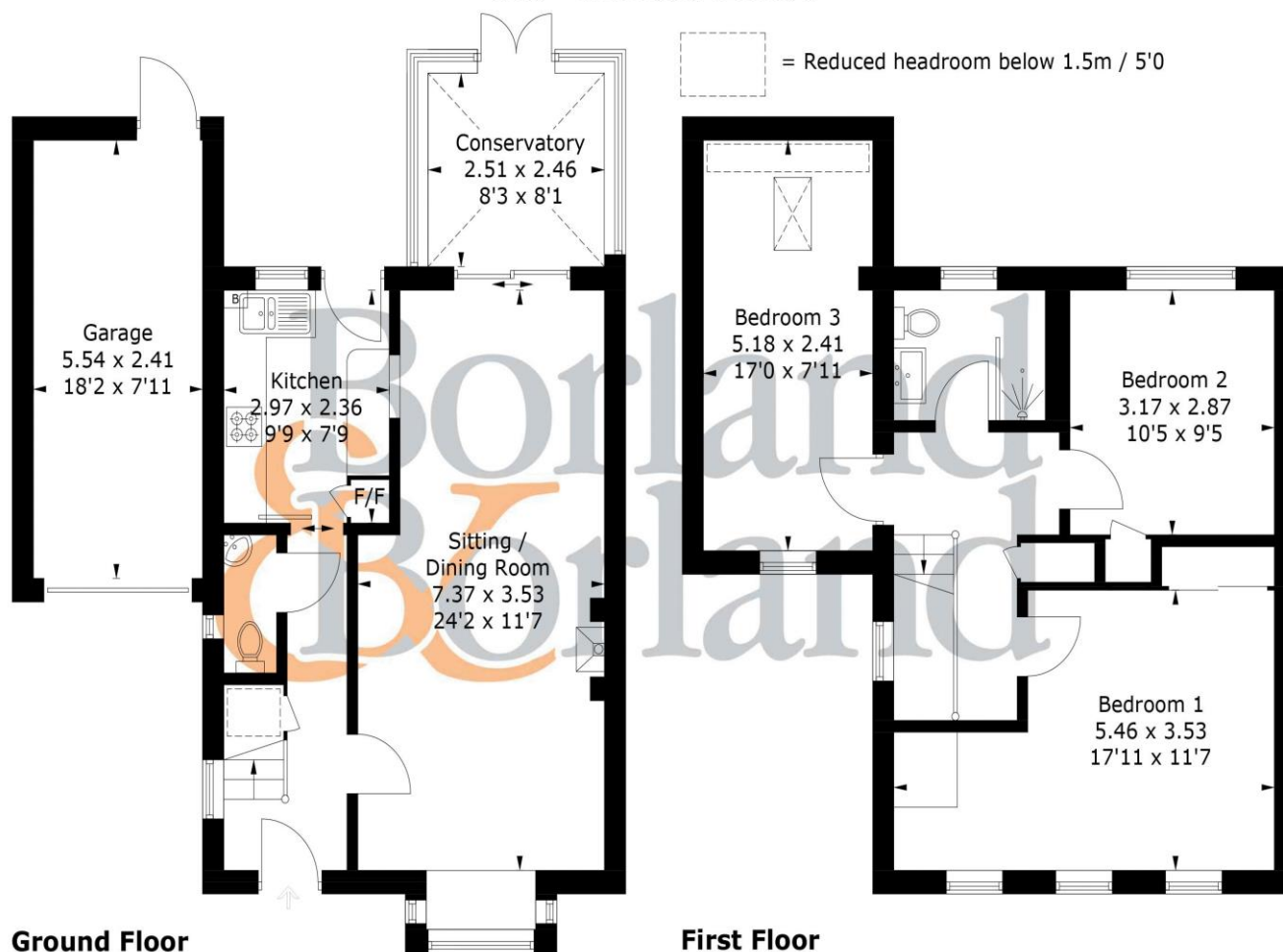
Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 113.6 sq m / 1222 sq ft



= Reduced headroom below 1.5m / 5'0"



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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. (ID1329279)



Directions

SAT NAV: PO10 7ED

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