





GUIDE PRICE £450,000 - £475,000 Situated in the heart of Emsworth, this spacious semi-detached home is just a short stroll from Emsworth Mill Pond and lies within the town's Conservation Area, less than 100 yards from the High Street. School Lane is a no through road, this property is also offered with no forward chain, the property presents an excellent opportunity for buyers seeking a well-located home.

The ground floor features a generous sitting/dining room, a fitted kitchen, and a bright conservatory overlooking the rear courtyard garden. Upstairs, the accommodation extends over the garage below, providing three well-proportioned bedrooms and a family bathroom.

Additional benefits include gas central heating, double glazing, an attached single garage with paved parking to the front for two vehicles and an enclosed, low-maintenance rear garden with pedestrian access.

The property is just minutes' walk from Emsworth High Street, offering a variety of shops, greengrocers, cafés, pubs, as well as doctors and dental surgeries. The harbour foreshore and Emsworth's two sailing clubs are close by, perfect for waterside walks and leisure activities. Excellent road, rail, and ferry connections provide convenient access to the A27 and A3, linking to London, Portsmouth, and Brighton.



- NO FORWARD CHAIN
- CENTRAL EMSWORTH LOCATION
- SPACIOUS SITTING/DINING ROOM
- THREE GOOD-SIZED BEDROOMS
- PAVED DRIVEWAY PARKING
- GARAGE
- PEDESTRIAN REAR ACCESS
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

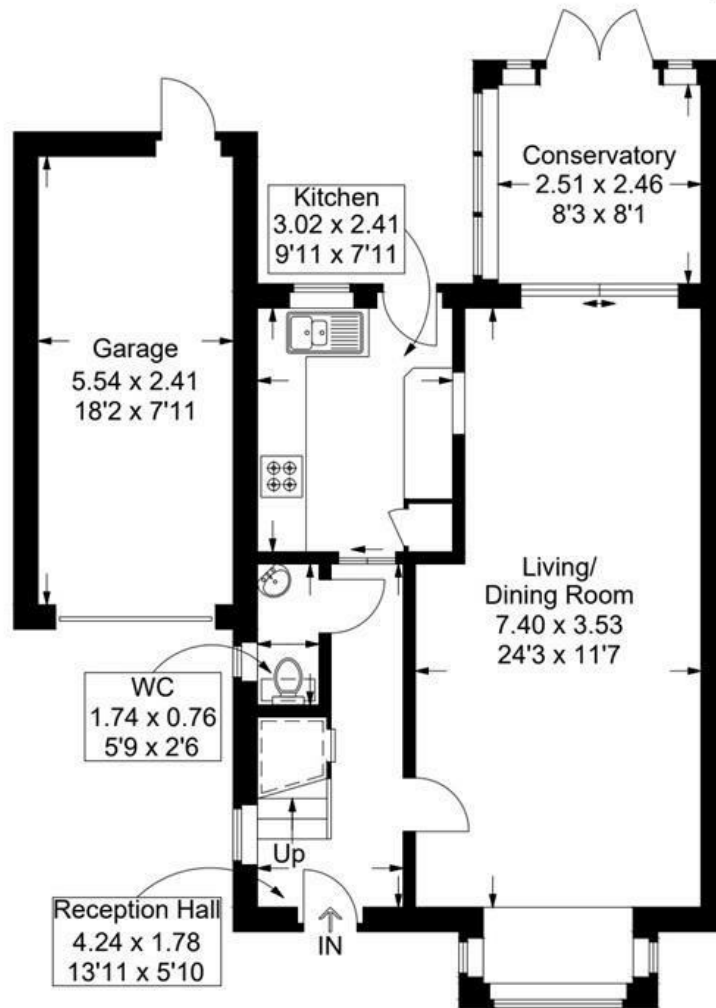
School Lane, Emsworth

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft

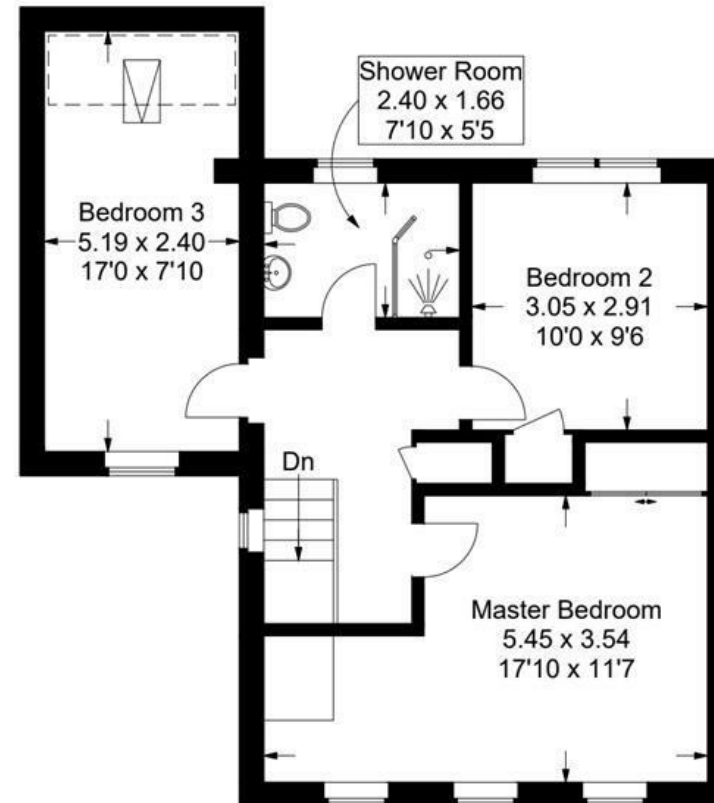
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.7 sq m / 29 sq ft

Total = 118.8 sq m / 1279 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.