Borland & Borland
Independent Estate Agent

9a Sultan Road, Emsworth

PO10 7PP

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Situated in a convenient and central location, this one-bedroom house is ideal for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities.

The property offers bright and comfortable accommodation arranged over two floors. On the ground floor, there is an open-plan living room and fitted kitchen, creating a practical and sociable living space. Upstairs, there is a generously sized double bedroom with built-in storage together with a bathroom. Outside, the property benefits from an allocated parking space, a valuable feature in this popular residential location. Sultan Road is ideally positioned within easy walking distance of Emsworth town centre, where a range of independent shops, cafés, restaurants and waterfront walks can be enjoyed. Emsworth railway station is also nearby, approximately a 5-minute walk away, providing direct services to Portsmouth, Chichester and London connections via Havant. Excellent road links are available via the A27, making the property well placed for commuters. Offered with no forward chain, this charming home presents an excellent opportunity to enjoy all that Emsworth has to offer.

- ONE BEDROOM END OF TERRACE HOUSE
- OPEN-PLAN SITTING ROOM/ KITCHEN
- DOUBLE BEDROOM WITH STORAGE
- ALLOCATED PARKING SPACE
- CLOSE TO TRAIN STATION
- SHORT WALK TO EMSWORTH TOWN CENTRE
- NO FORWARD CHAIN

Asking Price
£239,950
Freehold

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ACCOMMODATION

Ground Floor:
- Open- plan kitchen/ sitting room
- Understairs cupboard

First Floor:
- Bedroom
- Bathroom

Outside:
- Allocated Parking

EPC: D
Council Tax: B

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LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. Considered one of the best locations of the south coast for sailing and walking.

The town of Emsworth has an attractive range of local sights, amenities, sailing clubs, boat yards, restaurants and is within easy travelling distance of the historic City of Chichester. Connects to Mainline railway station to London at nearby Havant.

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Approximate Gross Internal Area = 37.5 sq m / 404 sq ft

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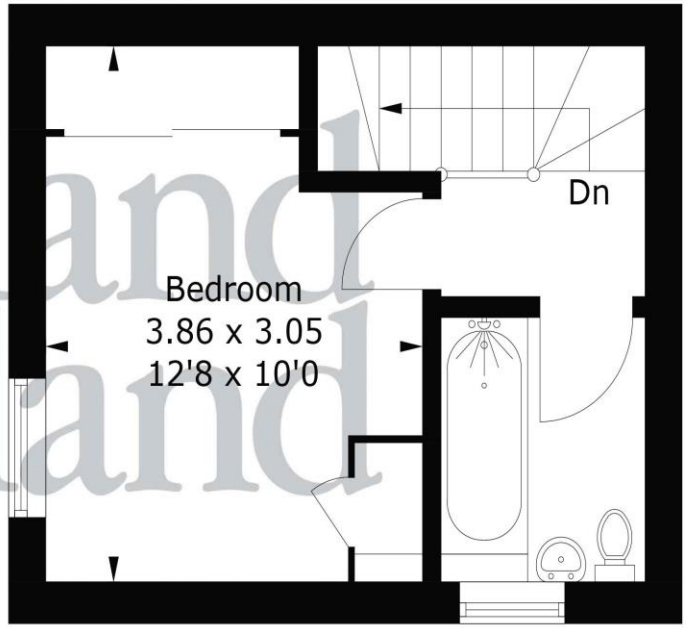
Ground Floor



First Floor

Directions
SAt NAV: PO10 7PP

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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.
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