



18 Kings Terrace, Emsworth, Emsworth PO10 7AA



DELIGHTFUL, EXTENDED MEWS STYLE HOME - situated in this sought-after location within Emsworth's Conservation area and close to Emsworth Harbour foreshore, ideal for coastal walks & water pursuits. Located within only 100 yards of Emsworth's bustling town centre with its range of independent shops, post office and cafés/restaurants, as well as amenities including doctor/dentist surgeries & transport links. There is also a lively sailing community in Emsworth with its two sailing clubs & a slipway.

The Accommodation comprises: Entrance Hall, Cloakroom, Kitchen, open plan Sitting/Dining Room which has been extended and opens up onto the west facing Courtyard Garden. on the first floor are Two Double Bedrooms, the principal benefitting from an Ensuite and built-in wardrobes, and a further Bathroom. Externally the low maintenance Courtyard provides rear access leading to the Garage.

- CENTER OF EMSWORTH
- TWO BEDROOM TERRACED HOUSE
- OPEN PLAN KITCHEN/ SITTING/ DINING ROOM
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- GARAGE & WEST-FACING COURTYARD GARDEN
- WELL-PRESENTED THROUGHOUT
- GAS CENTRAL HEATING & DOUBLE GLAZING

Asking Price
£450,000
Freehold





ACCOMMODATION

Ground Floor:

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

First Floor:

- Bedroom One with Ensuite Shower Room and built-in wardrobes
- Bedroom Two
- Bathroom

External:

- West-facing courtyard Garden
- Garage

EPC: C

Council Tax: E





LOCATION

Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. The property is within a short stroll of Emsworth shops, cafés, doctor/dentist surgeries and a bus service. It has a thriving community, including two sailing clubs, with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east.

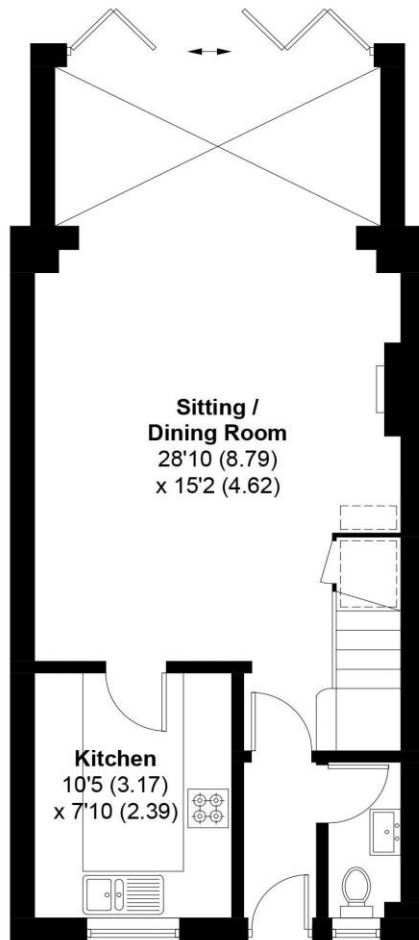
Chichester is renowned for its Festival Theatre and Goodwood events & attractions. Easy access is afforded to London via the A3 and mainline railway station at Havant.



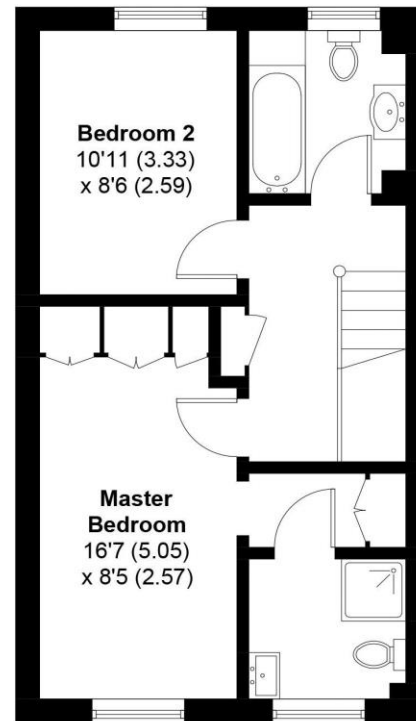


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APPROXIMATE GROSS INTERNAL AREA = 953 SQ FT / 88.5 SQ M



GROUND FLOOR



FIRST FLOOR

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. Created by Emzo Marketing

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