





# 4 Chequers Quay, 37 Queen Street, Emsworth PO10 7AD



WONDERFUL WATERSIDE PROPERTY - NO FORWARD CHAIN.... Rarely available, this well presented Three Bedroom home in this sought after Waterside Development within Emsworth Conservation Area. With water views over the picturesque Slipper Pond, the large Sitting Room has a Balcony where you can sit and take it all in. There is fitted Kitchen and Cloakroom downstairs, and upstairs are Three Bedrooms and a Bathroom, with double-glazing throughout. There is also a small Courtyard and two Allocated Parking Spaces with this property.

There is nearby access for boating/kayaking or for coastal walks from this property, and it's just a short stroll to Emsworth Square shops, cafes/restaurants, post office or down to the Sailing Clubs. No Forward Chain & Viewing Essential.

The accommodation comprises:

Entrance Hall. Sitting/Dining Room with Balcony. Fitted Kitchen. Cloakroom. First Floor: Three Bedrooms. Bathroom. Two allocated parking spaces.

- VIEWS OVER SLIPPER POND
- THREE BEDROOMS
- TWO PARKING SPACES
- COURTYARD
- BALCONY OVER-LOOKING SLIPPER POND
- CENTRAL LOCATION
- SOUGHT AFTER WATERSIDE DEVELOPMENT

Asking Price  
£495,000  
Freehold









## ACCOMMODATION

This Waterside Property comprises of:

### GROUND FLOOR:

- Entrance Hall
- Sitting/Dining Room with Balcony
- Fitted Kitchen
- Cloakroom

### FIRST FLOOR:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

### OUTSIDE:

- 2 Allocated Parking Spaces
- Balcony
- Small Courtyard









## LOCATION

Located within a few hundred yards of Emsworth's bustling town centre, with its local shops, cafés/restaurants and harbour foreshore.

The property is well placed for Coastal Walks, Sailing Clubs and a stroll into Emsworth Village with its range of local shops, post office, cafés, restaurants/pubs and dentist/doctors surgeries.

Emsworth is situated on the upper reaches of Chichester Harbour, a designated area of Outstanding Natural Beauty. Chichester is 7 miles to the east, and the South Downs are to the north. Easy access is afforded by road and rail to Chichester, Portsmouth/Brighton & London, via the A3, M27 or Emsworth/Havant stations.

The Cathedral City of Chichester is in close proximity, with its shopping outlets and the renowned Chichester Festival Theatre. Golf, flying, motor and horse racing are at nearby Goodwood.

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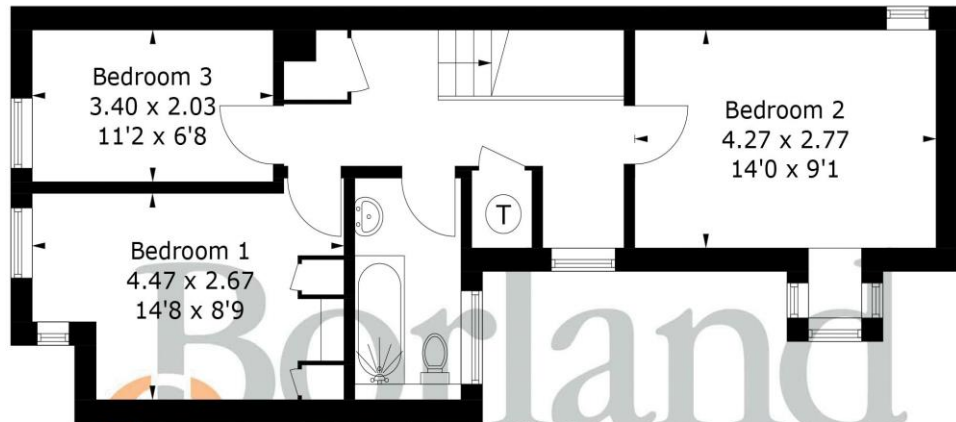




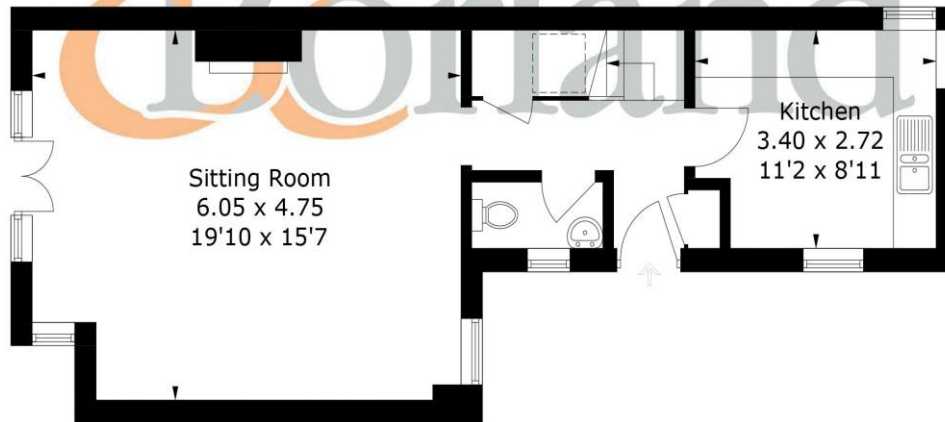


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Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft



**First Floor**



**Ground Floor**

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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. (ID868304)



### Directions

SatNav: PO10 7AD

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