Borland & Borland
Independent Estate Agent

118 Horndean Road, Emsworth

PO10 7TL

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Situated in a sought-after residential area of Emsworth, this well-presented detached bungalow offers comfortable and versatile accommodation all on one level. The property comprises a spacious sitting room with a contemporary fireplace and sliding doors opening onto the rear garden, a fitted kitchen, family bathroom, and Three Bedrooms, two benefitting from fitted wardrobes. Outside, there are gardens to both the front and rear, with the enclosed rear garden providing a private space to relax or entertain. A garage and with parking in front add further practicality. The property also benefits from having solar panels

- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS SITTING/ DINING ROOM
- FULLY ENCLOSED FRONT & REAR GARDENS
- GARAGE TO THE REAR WITH PARKING
- NO FORWARD CHAIN
- WITHIN WALKING DISTANCE OF STATION
- SOLAR PANELS

Offers Over
£400,000
Freehold

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ACCOMMODATION

- Entrance hall
- Sitting room: 15'11 x 12'6 (4.85m x 3.81m)
- Kitchen: 10'5 x 9'5 (3.17m x 2.87m)
- Bedroom 1: 15'11 x 9'3 (4.85m x 2.82m)
- Bedroom 2: 11'11 x 9'3 (3.63m x 2.82m)
- Bedroom 3: 9'4 x 7'11 (2.84m x 2.41m)
- Bathroom
- Garage 16'10 x 8'4 (5.13m x 2.54m)

EPC: D
Council Tax: D

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LOCATION

Emsworth is ideally placed on the upper reaches of Chichester Harbour an Area of Outstanding Natural Beauty, with a lively sailing and watersports community, the town has a range of local independent shops including butchers, fishmonger, bakery, greengrocer and general store. Multiple shopping outlets are available at nearby Havant and Chichester. Golf, flying, horse and motor racing events & activities are at the nearby Goodwood Estate. Schools and amenities are close to hand.

The property is well placed for access to the surrounding area with the A259 and A27 close at hand, the railway station at Emsworth links into Havant which allows a journey time just over an hour to arrive at London, Waterloo.

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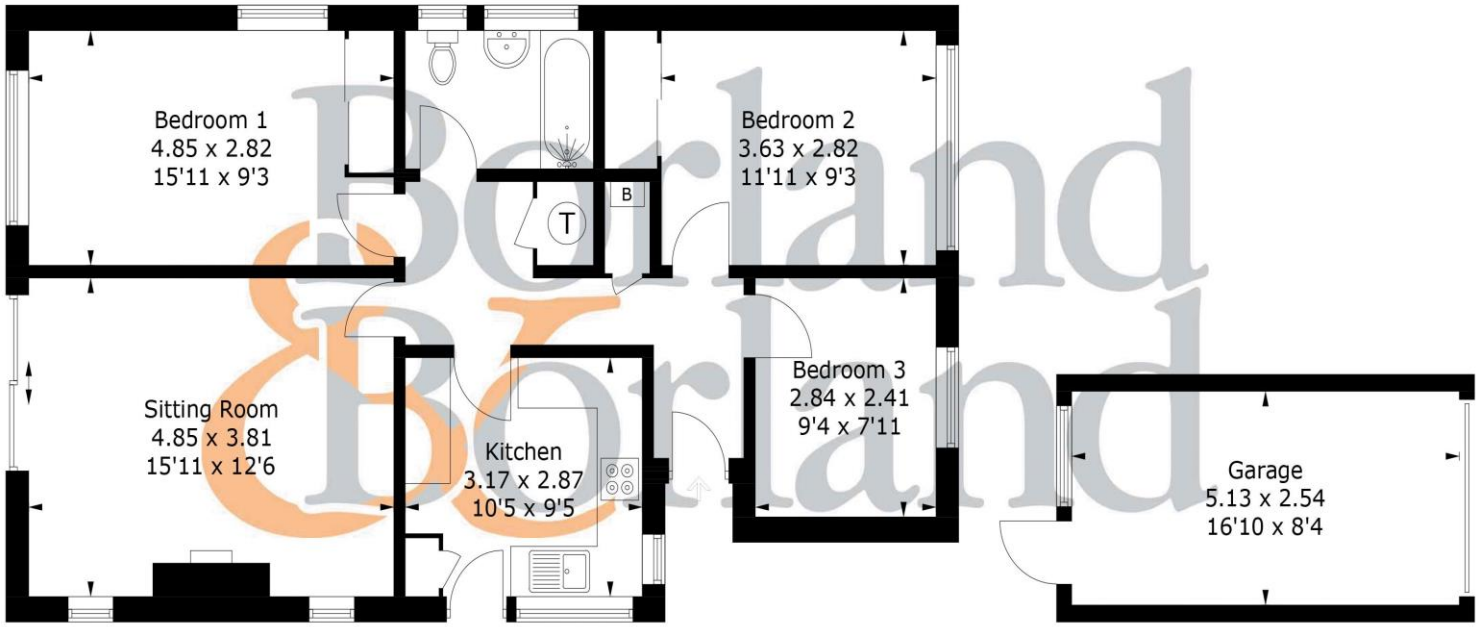
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 90.2 sq m / 971 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Directions
SAT NAV: PO10 7TL

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS
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. (ID1325275)

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