



85 Brook Gardens, Emsworth, Hampshire PO10 7LA



NO FORWARD CHAIN... Backing directly onto open farmland and just a short stroll from the picturesque Emsworth Foreshore, is this two-bedroom Terraced home, ideal for first time buyers or downsizers alike.

Located in the sought-after south-west corner of Emsworth, the property offers well-proportioned accommodation including a sitting room, dining area with doors to the garden, fitted kitchen, two bedrooms and a family bathroom. A standout feature is the rear garden, which enjoys far-reaching views across open countryside, further benefits include off-road parking and an integral garage.

Ideally positioned for waterside walks, sailing facilities, independent shops and cafés, this is an excellent opportunity to enjoy the very best of Emsworth's coastal lifestyle.

- SOUTH WEST CORNER OF EMSWORTH
- TWO BEDROOMS
- CONSERVATORY
- SOUTH-WEST FACING GARDEN
- OFF ROAD PARKING & GARAGE
- VIEWS OVER OPEN LAND TO THE REAR
- SHORT WALK TO THE FORSHORE
- NO FORWARD CHAIN

Asking Price
£350,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance
- Kitchen
- Sitting Room
- Conservatory currently used as a Dining Room



First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

Exterior:

- Garage
- Off road parking
- West facing rear garden with views

EPC: C
Council Tax: C





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, Cathedral City of Chichester, renowned for its Festival Theatre. Mainline railway station to London & south coast at nearby Havant.



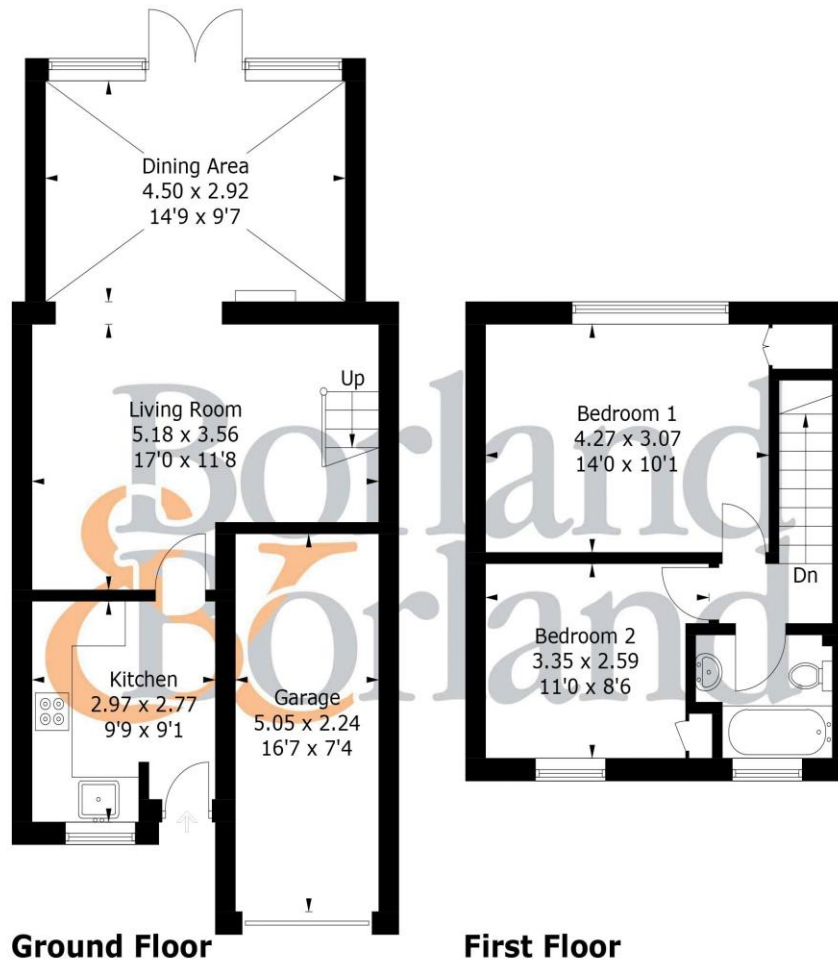


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Approximate Gross Internal Area = 69.5 sq m / 748 sq ft

Garage = 10.8 sq m / 116 sq ft

Total = 80.3 sq m / 864 sq ft



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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. (ID1321876)



Directions

SAT NAV: PO10 7LA

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