



# 10 Queen Street, Emsworth, PO10 7BL

Charming Georgian Grade II listed Three-bedroom townhouse, ideally positioned in the very heart of Emsworth town centre. Arranged over three floors, the property perfectly blends character with a modern twist, offering well-proportioned accommodation within moments of the harbour, local shops, cafés and mainline railway station. An ideal home for those seeking town-centre living with a coastal lifestyle, this attractive house enjoys all the convenience and vibrancy that Emsworth has to offer.

The ground floor offers a welcoming hallway, Kitchen, Dining Room, leading to a stunning sitting room at the back of the house. Flooded with natural light from a roof lantern and featuring bespoke media storage, this inviting space opens through bi-folding doors onto the walled courtyard garden, creating an excellent setting for relaxing or entertaining. The first floor provides a double bedroom and family bathroom with feature bath, with two further bedrooms and a wash room arranged over the second floor.

- GEORGIAN GRADE II LISTED TOWN HOUSE
- CENTRAL EMSWORTH LOCATION
- EXTENDED GROUND FLOOR ACCOMMODATION
- FITTED KITCHEN
- THREE BEDROOMS
- LARGE BATHROOM & ADDITIONAL SHOWER ROOM
- FULLY ENCLOSED WALLED GARDEN
- RESIDENT PARKING PERMIT AVAILABLE
- CONSERVATION AREA

Offers Over  
£650,000  
Freehold





## ACCOMMODATION

### Ground Floor:

- Kitchen
- Dining Room
- Sitting Room

### First Floor:

- Bedroom One
- Family Bathroom

### Second Floor:

- Bedroom Two
- Bedroom Three
- Wash Room

### External:

- Walled Courtyard Garden

EPC: C

Council Tax: E





## LOCATION

Located within the centre of Emsworth offering a range of shops and cafés, pubs/restaurants, doctor & dental surgeries and other amenities. Emsworth millpond and harbour is within a short stroll of the property.

Emsworth is located on the upper reaches of Chichester Harbour, a National Landscape (formerly AONB) and has a thriving community and the added advantage of the South Downs National Park just to the north and the Cathedral City of Chichester to the east.

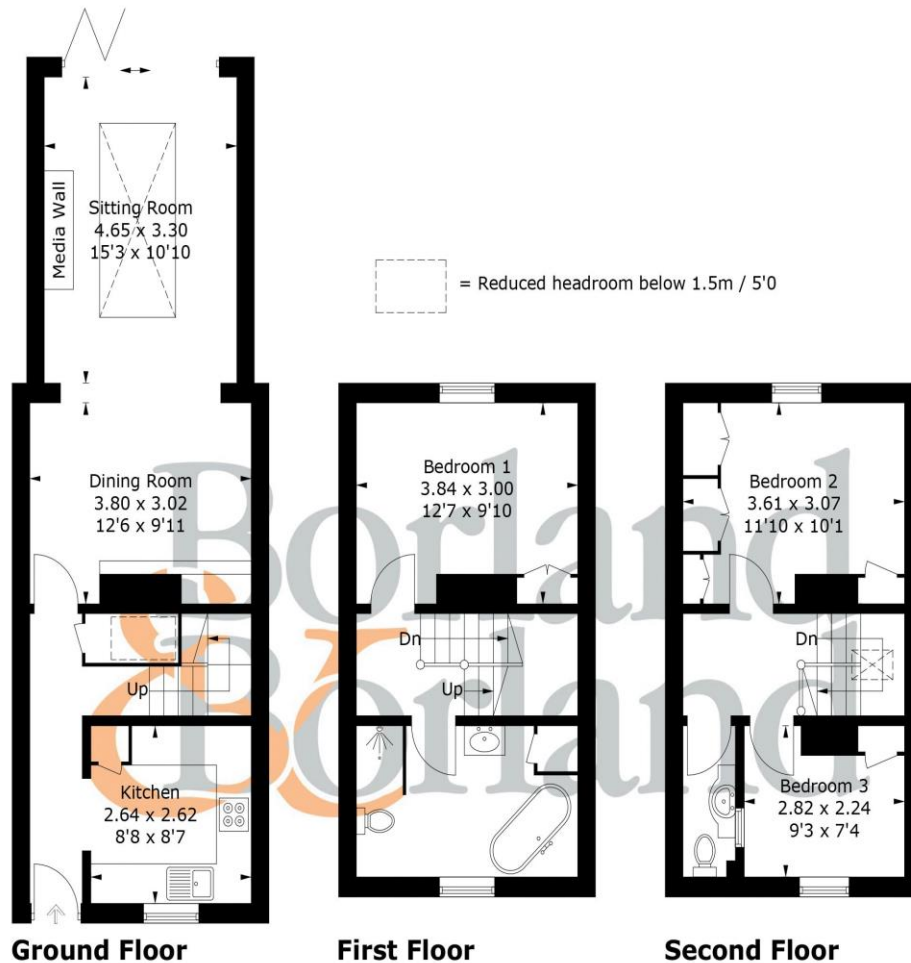
Easy access is afforded to London via the A3 and mainline railway station at Havant. Emsworth also has a railway station with a line to Gatwick and London Victoria.





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Approximate Gross Internal Area = 100.5 sq m / 1082 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. (ID1299696)



## Directions

From the square, follow the road round into Queen Street, where the property can be found on the left hand side. SAT NAV PO10 7BL

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