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7a Warblington Road, Emsworth, PO10 7HE



- SOUTH/WEST CORNER OF EMSWORTH... Perfectly positioned just a few minutes' walk from the heart of Emsworth, this five-bedroom home enjoys all the benefits of town-centre living, with independent shops, cafés, restaurants, the harbour and railway station all close at hand.
 - Arranged over three floors, the property offers flexible and well-proportioned accommodation including a spacious sitting/dining room, fitted kitchen, cloakroom, family bathroom and five bedrooms. Outside, there is a low-maintenance, West-facing rear garden and a garage.
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- WALKING DISTANCE TO
EMSWORTH TOWN CENTRE &
HARBOUR
 - FIVE BEDROOMS OVER THREE
FLOORS
 - SPACIOUS SITTING/ DINING
ROOM
 - DOWNSTAIRS CLOAKROOM
 - GARAGE
 - WEST FACING GARDEN

Asking Price
£525,000
Freehold





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ACCOMMODATION

Ground Floor:

- Entrance hall with cloakroom
- Spacious sitting/dining room
- Fitted kitchen

First Floor:

- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family bathroom

Second Floor:

- Principal bedroom

Outside:

- Rear garden
- Detached garage

EPC:

Council Tax: C





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LOCATION

Located within a few minutes' walk of Emsworth High Street with its range of independent shops & convenience stores including post office, greengrocers, butchers as well as doctor/dental surgeries, cafés and pubs/restaurants.

Moments from the Harbour foreshore and Emsworth's two Sailing Clubs, ideal for coastal walks & water pursuits. Excellent road, rail & ferry transport links with easy access to the A27 and A3 for London, Portsmouth and Brighton.

There is a lively sailing community in Emsworth with its two sailing clubs & a slipway.





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Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 146.3 sq m / 1574 sq ft



Directions
SAT NAV: PO10 7HE

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. (ID1339085)

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