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**Borland  
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Independent Estate Agent

29 Paghams Close  
Emsworth, PO10 8JB

# 29 Pagham Close, Emsworth PO10 8JB



Rare opportunity to acquire a delightful mews style property in a staggered terrace of similar homes in this much requested West Sussex position; a short walk from Emsworth Mill Pond, Peter Pond and Emsworth town centre.

The property has the benefit of well-planned accommodation arranged over two floors with an attractive garden and garage in a nearby block. It also benefits from PVCU replacement double glazing, gas heating and Bathroom. The property consists of: Entrance Hall, Cloakroom, Sitting Room, Kitchen, Conservatory. First Floor: Three Bedrooms, the Principal with En-Suite Bathroom.

- TERRACED HOME
- THREE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- NEWLY FITTED BATHROOM
- CONSERVATORY
- SOUTH FACING REAR GARDEN
- GARAGE
- WALKING DISTANCE TO EMSWORTH TOWN CENTRE

Asking Price  
£425,000  
Freehold





## ACCOMMODATION

### Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Cloakroom



### First Floor

- Landing
- Principal bedroom with En-Suite Shower Room
- Bedroom two
- Bedroom three
- Modern Family Bathroom

### Exterior

- South facing Rear Garden
- Garage in nearby block





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. It is renowned for its wild and bird life and is a popular spot for recreational sailors, naturalists and walkers.

Ideally located on this popular residential development, and constructed by SEAWARD HOMES approximately thirty years ago, the development is much requested by those wishing to enjoy the short walk to Emsworth Mill Pond, or stroll into Emsworth town centre.

Emsworth has a thriving community with an excellent range of local shops, restaurants/pubs, amenities (including doctor/dentist surgeries), South Coast railway line, nearby 700 bus route and it's in easy reach of the A3, A27 and the Cathedral City of Chichester.

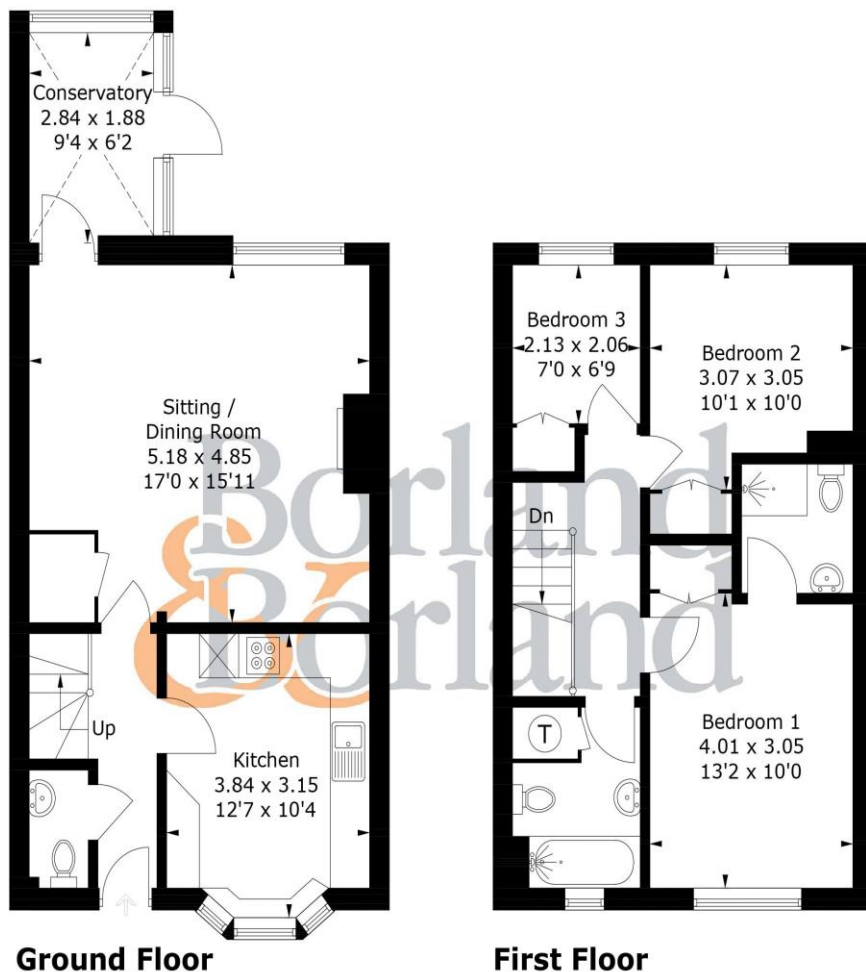
Chichester Harbour is an Area of Outstanding Natural Beauty, renowned for its wildlife and bird life; it's a popular spot for recreational sailors, naturalists and walkers.





## 29, Pagham Close, PO10 8JB

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft



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. (ID1317070)

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