





Sea Holly, Thorney Road,  
PO10 8BN



NO FORWARD CHAIN... Recently renovated, situated in a highly desirable location close to the shoreline and amenities of Emsworth, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, a generous driveway, storage and an attractive West facing garden. The property is approached via a gravel driveway providing off-road parking and access to the integral store. Upon entering, the welcoming entrance hall leads through to a spacious sitting room creating an ideal space for both relaxing and entertaining. A separate dining room overlooks the rear garden and offers direct access to the outside space. The newly fitted kitchen is fitted with a range of units and is complemented by a useful utility room/ shower room. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom. Externally, the property enjoys mature gardens and a private rear aspect, providing a pleasant setting for outdoor dining and family enjoyment. Located on sought-after Thorney Road, the property is conveniently positioned for Emsworth's vibrant town centre, local schools, transport links and the beautiful Chichester Harbour coastline.

RECENTLY RENOVATED SEMI  
DETACHED HOME

THREE BEDROOMS

MODERN KITCHEN &  
BATHROOM

WEST FACING REAR GARDEN

GAS CENTRAL HEATING &  
DOUBLE GLAZED WINDOWS

OFF ROAD PARKING & STORE

CLOSE TO MARINA & TOWN  
CENTRE

NO FORWARD CHAIN

Asking Price

£525,000

Freehold







© Borland & Borland



# ACCOMMODATION

## Ground Floor:

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Utility room/ downstairs shower room
- Ground floor shower room



## First Floor:

- Principal bedroom
- Bedroom 2
- Bedroom 3
- Family bathroom

## Outside:

- Driveway
- Private enclosed rear garden
- Store

EPC: C

Council Tax: D







© Borland & Borland

## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour which is designated A National Landscape (formerly AONB), in recognition of its unspoilt beauty - it has a wealth of birds & wildlife, with many quiet creeks & rythes which combine beautiful shoreline, made up mostly of trees and arable farmland. To the north are the South Downs, a National Park, for any countryside pursuits.

Emsworth is well connected, with the A27 and railway stations close at hand, serving the South Coast and London. There is easy access to Portsmouth cross-channel ferry for the continent. The Cathedral City of Chichester is approximately 7 miles to the east, with its shops and renowned Festival Theatre. Golf, flying, horse and motor racing events are accessible at the nearby Goodwood Estate.







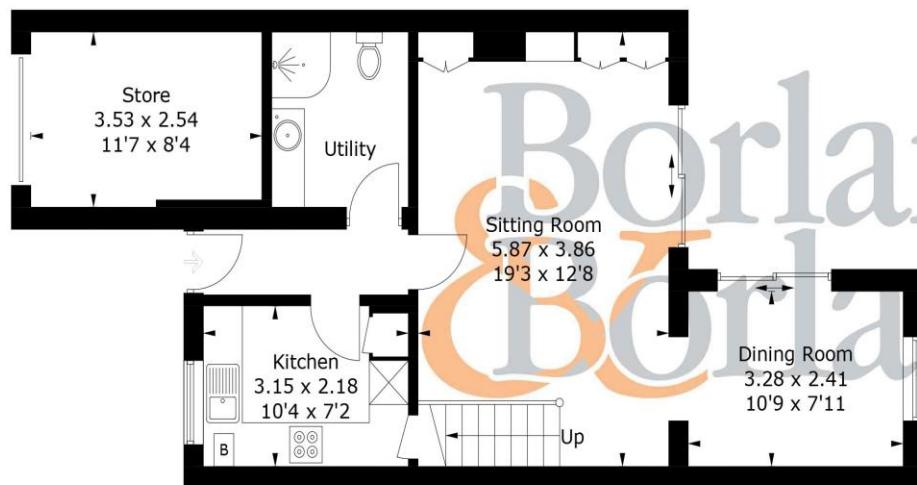
© Borland & Borland

# Sea Holly, Thorney Road, PO10 8BN

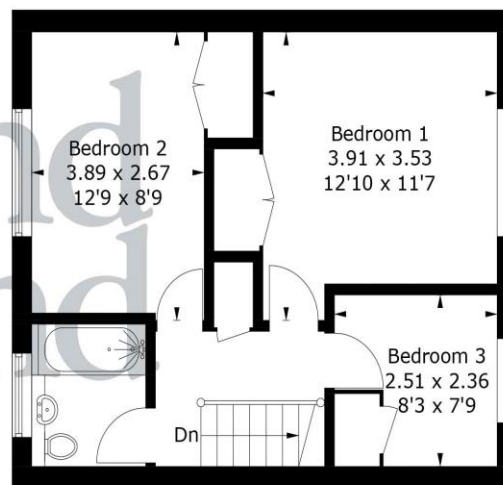
Approximate Gross Internal Area = 91.6 sq m / 986 sq ft

Store = 8.5 sq m / 91 sq ft

Total = 100.1 sq m / 1077 sq ft



**Ground Floor**



**First Floor**



## Directions

SAT NAV: PO10 8BN

## 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. (ID1325950)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

