



# 4 Clovelly Road, Emsworth, Hampshire PO10 7HL



**SOUTHWEST EMSWORTH, DETACHED BUNGALOW - NO FORWARD CHAIN.....** Detached Bungalow with versatile accommodation, situated in the sought after Southwest Corner of Emsworth, and a short walk from the Harbour Foreshore. Now worthy of renovation, this bungalow is offered with no forward chain. There is a Sitting Room, Kitchen/Breakfast Room and the potential for either Two or Three Bedrooms; the third room could either work as a bedroom or as a second reception room.

With gardens to the front and rear, the front garden is lawned with shrub borders.

There is a Driveway & Parking to the front, leading to a large Garage/Workshop.

- SOUGHT AFTER LOCATION – SOUTHWEST EMSWORTH
- DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING & GARAGE
- WITHIN CLOSE PROXIMITY OF EMSWORTH FORESHORE
- NO FORWARD CHAIN

Asking Price  
£599,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen/ Breakfast Room
- Bedroom One
- Bedroom Two
- Bedroom Three/ Dining Room
- Bathroom



## Exterior:

- Front & Rear Gardens
- Front Garden, lawned with shrub border
- Driveway/ Parking
- Garage/ Workshop

EPC: D

Council Tax: F





## LOCATION

Situated south of the A259, close to Emsworth Mill Pond and a short walk from the harbour foreshore, giving easy access to the sailing clubs. Emsworth Square with its variety of independent shops and amenities, including post office & doctor/dentist surgeries, can be reached by foot around the mill pond.

Emsworth sits on the upper reaches of Chichester Harbour, which was designated an Area of Outstanding Natural Beauty (AONB) in 1964, in recognition of the wealth of wildlife and birds to be found in its many quiet creeks and rythes, combined with its beautiful shoreline. It has a thriving community with the added advantage of the South Downs National Park to the north and the Cathedral City of Chichester to the east. Chichester is renowned for its Festival Theatre and Goodwood events.

There are excellent road and transport links with easy access to Brighton, Chichester, Portsmouth ferries/Continent & London via the A27 & A3, and via train stations at Emsworth & nearby Havant



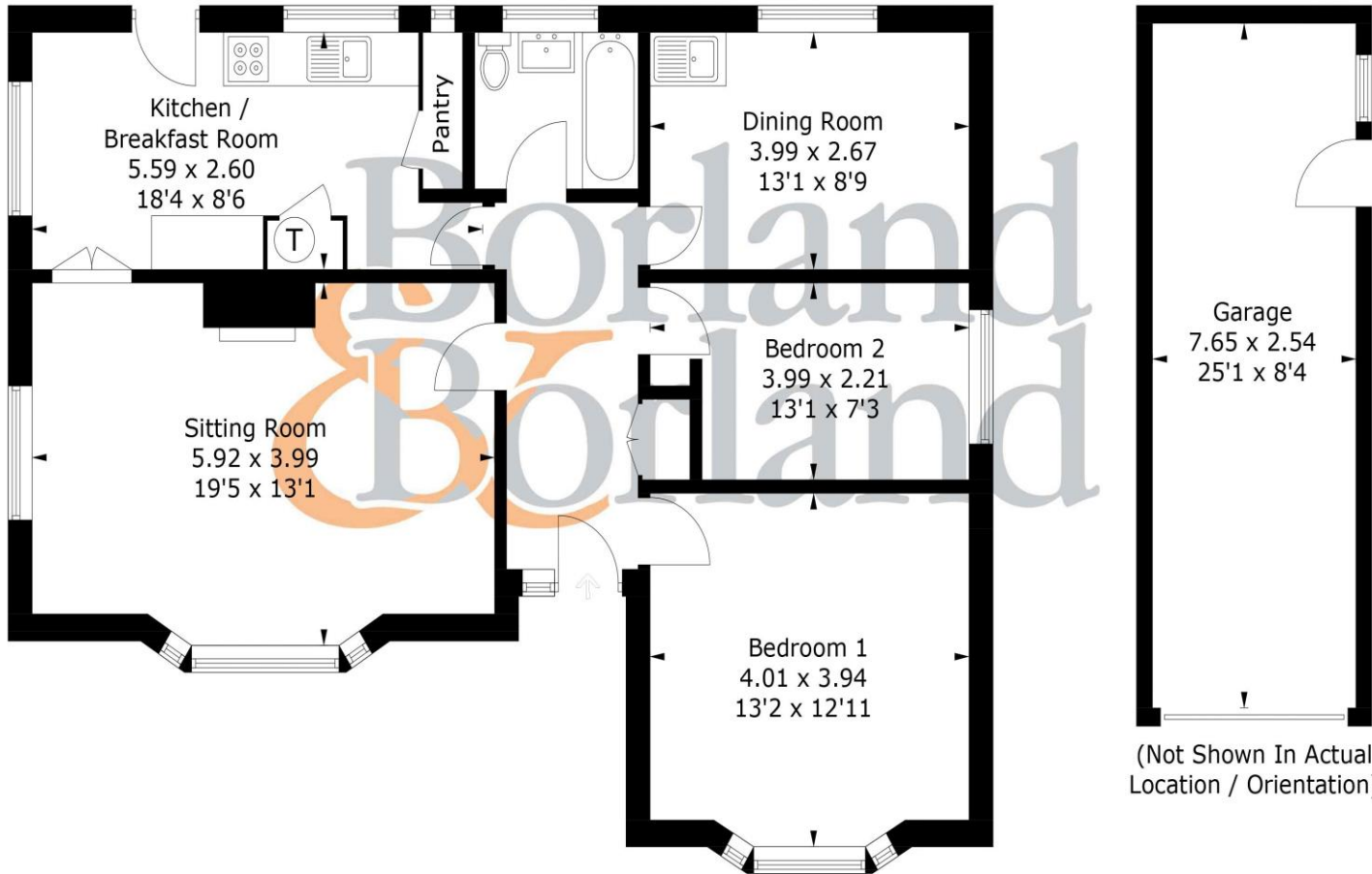


## 4, Clovelly Road, PO10 7HL

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

Garage = 19.5 sq m / 210 sq ft

Total = 105.8 sq m / 1139 sq ft



### Directions

SAT NAV: PO10 7HL

### 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. (ID1294469)

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