



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

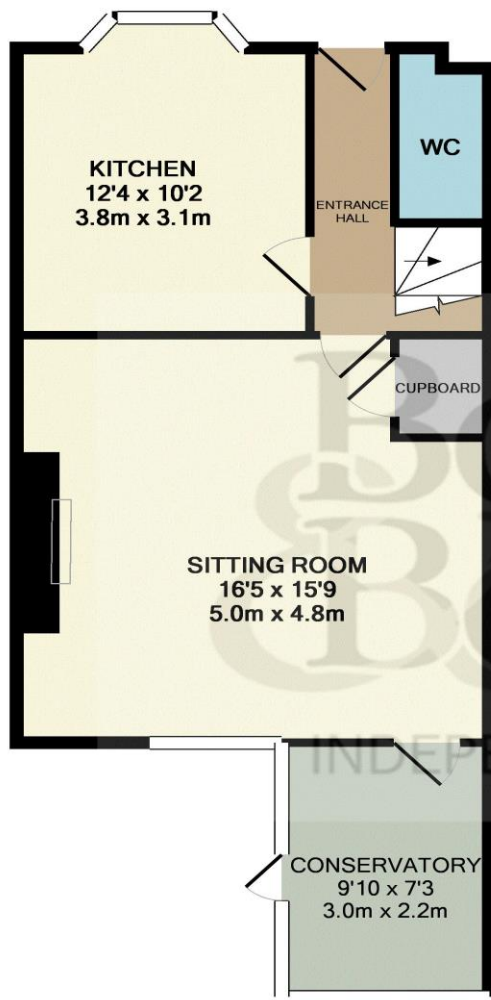
Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. It is renowned for its wild and bird life and is a popular spot for recreational sailers, naturalists and walkers.

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.

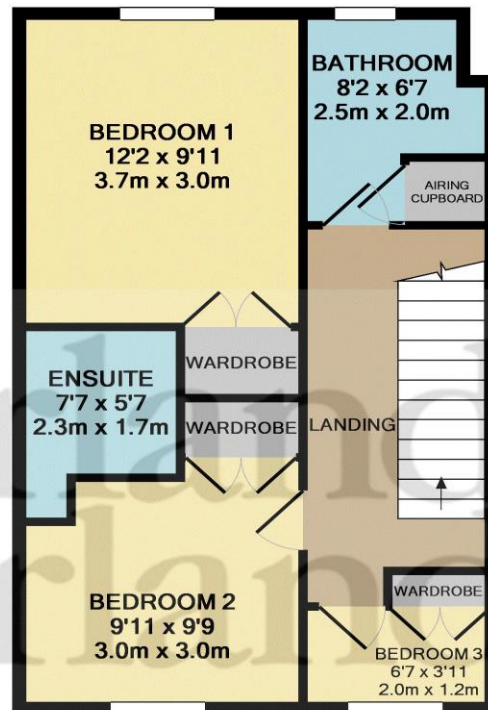
Emsworth has a thriving community with an excellent range of local shops, restaurants/pubs, amenities (including doctor/dentist surgeries), South Coast railway line, nearby 700 bus route and it's in easy reach of the A3, A27 and the Cathedral City of Chichester.

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





GROUND FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.8 SQ.M.)

PAGHAM CLOSE, PO10 8JB
TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions
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