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76b Brook Gardens, Emsworth, PO10 7LB



NO FORWARD CHAIN... A rare opportunity to acquire a detached three-bedroom bungalow in the highly sought-after south-west corner of Emsworth, just a short walk from the foreshore and Chichester Harbour.

The property offers spacious and well-proportioned accommodation including a cloakroom/WC, a generous Sitting/ Dining Room, Kitchen, Conservatory, family Bathroom, three Bedrooms, the principle benefitting from an ensuite Shower Room. While well maintained, the bungalow would benefit from modernisation, presenting excellent scope for buyers to update and create a home to their own specification. Further benefits include a detached large garage and private gardens. Ideally positioned close to coastal walks, sailing facilities and Emsworth's popular harbour centre, this is an exciting opportunity to secure a home in one of the area's most requested locations.

- SOUTH-WEST CORNER OF EMSWORTH
- DETACHED THREE-BEDROOM BUNGALOW
- SPACIOUS SITTING/ DINING ROOM
- TWO BATHROOMS & FURTHER CLOAKROOM
- EXCELLENT SCOPE FOR MODERNISATION AND IMPROVEMENT
- DETACHED GARAGE
- SHORT WALK TO THE FORESHORE AND CHICHESTER HARBOUR

Asking Price
£550,000
Freehold





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ACCOMMODATION

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Principal Bedroom with Ensuite
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Separate Cloakroom

Outside

- Detached Garage
- Front & rear Garden

EPC: C

Council Tax: E





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LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, designated a National Landscape (formerly an Area of Outstanding Natural Beauty.) Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London.

The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing. Emsworth is within a short walk and has a good selection of local shops, restaurants, pubs and dentist and doctor's surgeries. Golf, flying, motor and horse racing are at nearby Goodwood. Chichester is seven miles to the east and the South Downs are to the north.





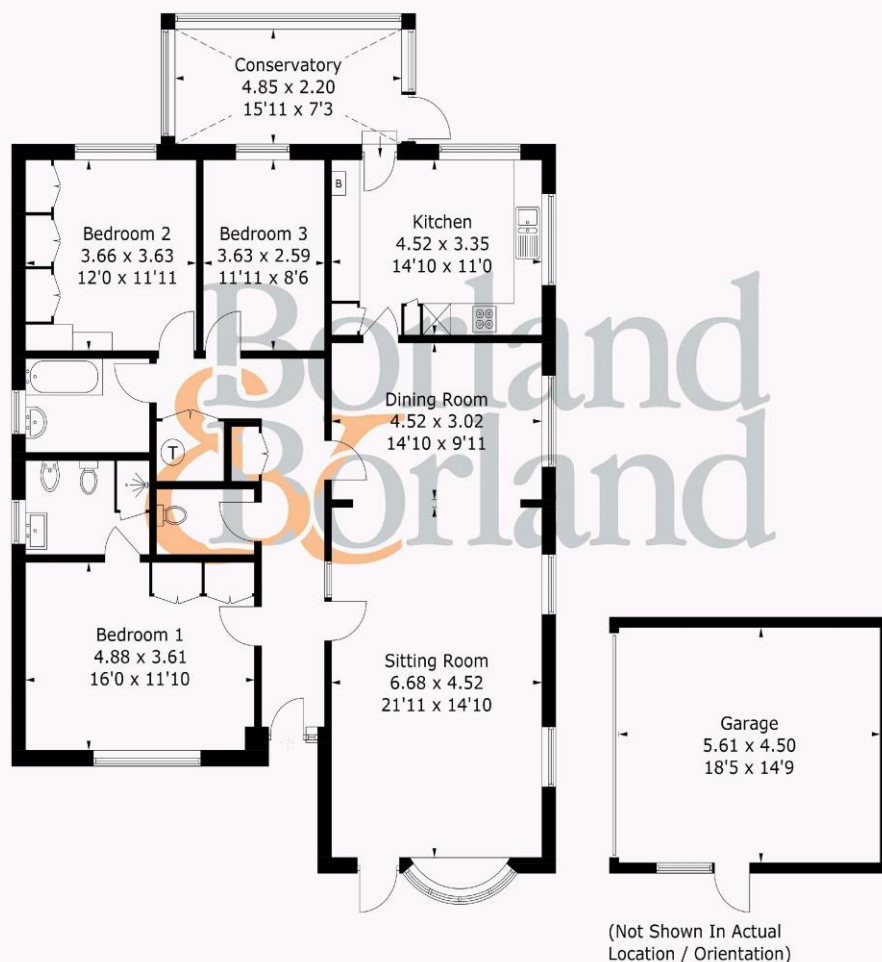
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Approximate Gross Internal Area = 145.9 sq m / 1570 sq ft

Garage = 25.2 sq m / 271 sq ft

Total = 171.1 sq m / 1841 sq ft



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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. (ID1319592)



Directions

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