



50 Bramley Gardens, Emsworth, PO10 8AN



Situated in a popular residential cul-de-sac, this well-presented semi-detached home enjoys a particularly convenient position within easy walking distance of Emsworth village centre. The property is ideally placed for those looking to take full advantage of the village's amenities, including its range of independent shops, cafés, pubs, and the picturesque harbour, all reachable on foot.

The ground floor features a bright and spacious sitting/dining room, with patio doors opening directly onto the rear garden and patio area—A separate fitted kitchen provides practical workspace and storage.

Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom.

Externally, the rear garden provides a pleasant and manageable outdoor space, to the front, the home benefits from off-road parking.

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO
EMSWORTH CENTRE

Asking Price
£295,000
Freehold





ACCOMMODATION

- Ground Floor
 - Entrance hall with stairs to first floor
 - Sitting/Dining Room
 - Kitchen
- First Floor
 - Landing
 - Bedroom
 - Bedroom
 - Family Bathroom
- Outside
 - Rear garden
 - Summer House
 - Off-road parking to the front

EPC: C
Council Tax: C





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour; it is A National Landscape (formerly AONB) which sits on the West Sussex Hampshire border with easy access to open countryside, whilst to the south is Chichester Harbour, renowned for sailing and coastal walks. The property is within easy reach of bus routes and major roads and rail links to London and the South Coast. The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse and motor racing at nearby Goodwood.



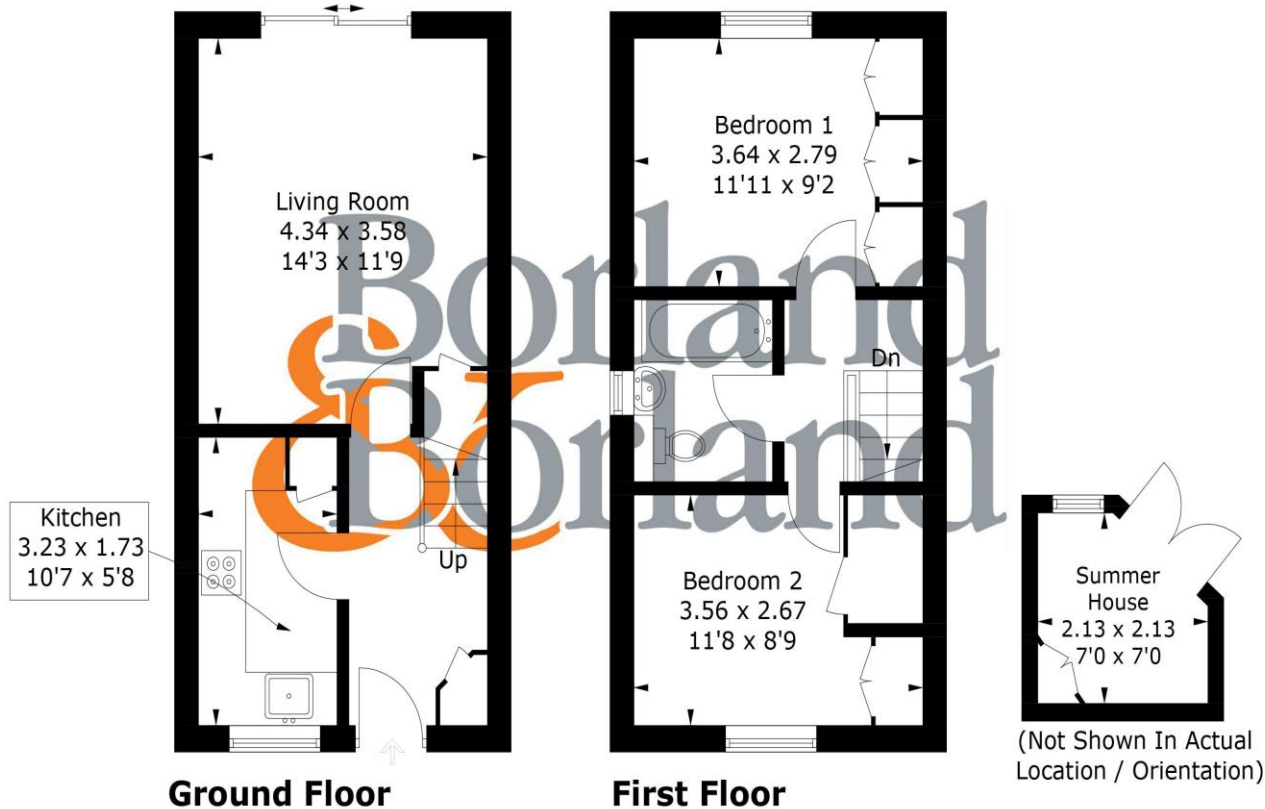


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Approximate Gross Internal Area = 57 sq m / 613 sq ft

Summer House = 3.9 sq m / 42 sq ft

Total = 60.9 sq m / 655 sq ft



Directions

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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. (ID1312107)

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