



17 Watersedge Gardens, Emsworth, Hampshire, PO10 7EU

**Borland
& Borland**

Borland & Borland are pleased to offer for sale this extended, Detached Home, located moments from Emsworth Mill Pond. It offers an ideal opportunity for those wishing to walk into Emsworth Square with its independent shops & cafés, the Sailing Club or Chichester Harbour foreshore.

The property has been thoughtfully extended and very well looked after. The accommodation comprises: Entrance Hall, Cloakroom, Double aspect Sitting/ Dining Room, Family Room overlooking the well stocked Garden, Shower Room, Kitchen/Breakfast Room. On the first floor there are Three good sized bedrooms and a further Shower Room. The Principal Bedroom benefits from built in wardrobes. The property has Gas Heating and Double glazed windows. To the back of the property is a private decked area with a feature pond, it trails round to a side garden mainly laid to lawn with mature shrubs. There is also a Garage and off-road Parking.

- NO FORWARD CHAIN
- EXTENDED, DETACHED HOME
- VERY SHORT WALK TO THE MILLPOND
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS & FURTHER CLOAKROOM
- VERY WELL LOOKED AFTER BY CURRENT OWNERS
- DESIRABLE LOCATION
- GARAGE & DRIVEWAY

Asking Price
£650,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Family Room
- Shower Room
- Kitchen/Breakfast Room



First Floor:

- Bedroom One, with built in wardrobes
- Bedroom Two
- Bedroom Three
- Shower Room



EPC: D

Council Tax: E



LOCATION

Emsworth is a sought-after harbour side town with its two Mill Ponds, Sailing Clubs and a range of restaurants, cafés, local shops and services. Chichester Harbour is an Area of Outstanding Natural Beauty and to the north are the South Downs National Park.

To the east lies the Cathedral City of Chichester offering multiple shopping outlets, festival theatre with golf, horse and motor racing at nearby Goodwood. Easy access is afforded via mainline railway at Havant to London as well as access to the M27 and the A3.



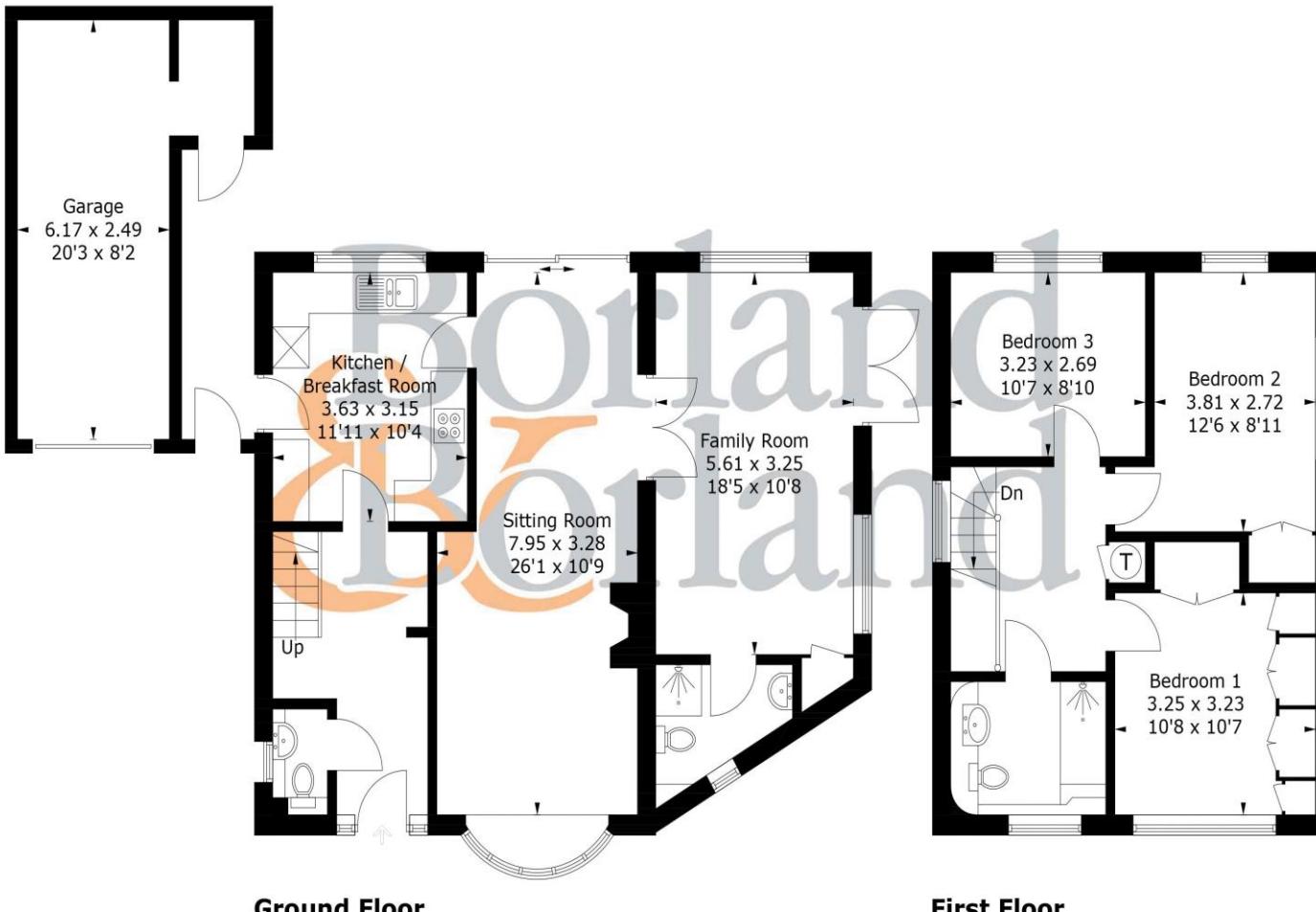


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Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft

Garage = 17.7 sq m / 190 sq ft

Total = 140.2 sq m / 1508 sq ft



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. (ID1268182)

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Directions

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