



1 Western Avenue, Emsworth

Hampshire PO10 7LP



CHARMING DETACHED HOME, SOUTH WEST EMSWORTH - sought after location for this Detached Family Home cul-de-sac location, with bright and spacious accommodation set within a generous plot. Surrounded by delightful Gardens, front & back, ample off-road parking and a tandem double garage with workshop area.

The accommodation extends to approximately 2,120 sq ft (197 sq m) including the garage and is arranged over two floors. An enclosed Porch opens into a Reception Hall, leading to a well-proportioned Sitting Room and separate Dining Room, alongside a bright Conservatory to the rear. Kitchen/Breakfast room, ground floor Cloakroom, internal access to the integral Double Garage/Workshop.

On the First Floor, there is a generous Principal Bedroom with an Ensuite Bathroom, a further Two Double Bedrooms and an additional flexible Bedroom/Study, complemented by a Family Bathroom.

The property is conveniently placed for Emsworth Square, the Harbour, local schools and transport links, making it an excellent opportunity for those seeking space and versatility.

- CHARMING DETACHED FAMILY HOME
- REQUESTED SOUTH WEST EMSWORTH
- FOUR BEDROOMS, TWO BATHROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING & GAS HEATING
- DOUBLE GARAGE & WORKSHOP
- VIEWING ESSENTIAL

Asking Price

£925,000

Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/ Breakfast Room
- Conservatory
- Cloakroom



First Floor:

- Bedroom One with En-Suite Bathroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom

Exterior:

- Enclosed rear Garden
- Off road parking
- Tandem Garage/ Workshop

EPC: D

Council Tax: F





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, a national landscape (formally known as 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 doctors 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.



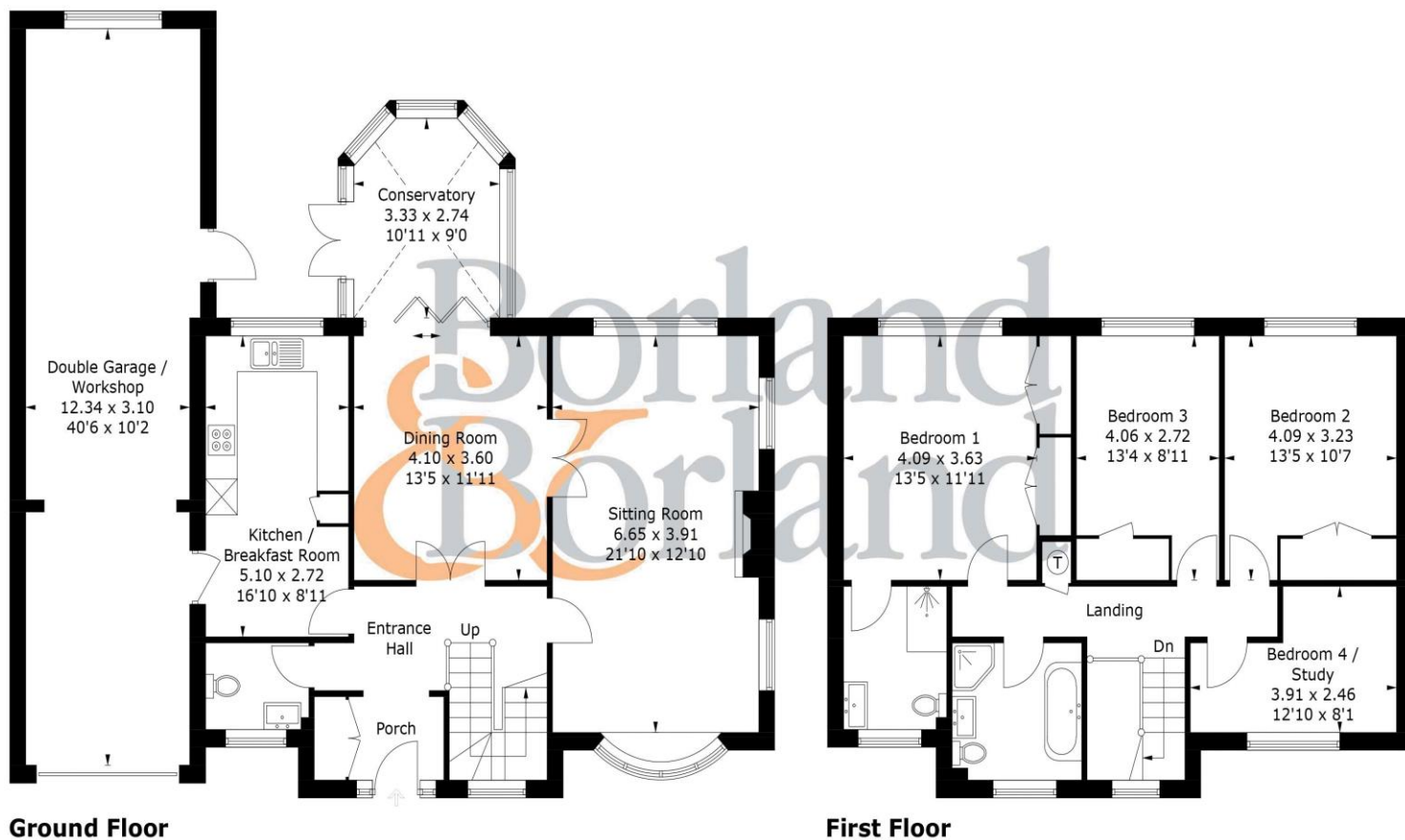


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1, Western Avenue, PO10 7LP

Approximate Gross Internal Area = 197.0 sq m / 2120 sq ft
(Including Double Garage / Workshop)



Directions

SAT NAV:

PO10 7LP

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. (ID1295229)

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