



1 Mews Cottages, Bridgefoot Path, Emsworth PO10 7EA



OFFERED WITH NO FORWARD CHAIN.... just off from the Millpond, an opportunity to acquire this Two Bedroom Cottage, a very short stroll into Emsworth's vibrant village centre, renowned for its independent shops, cafés, and picturesque harbour. The property benefits from off road parking and is in need of modernisation throughout.

Accommodation comprises: Entrance Porch, opening onto the Sitting/Dining Room, Kitchen. On the first floor are Two bedrooms, a storage cupboard and a bathroom.

Externally the property has side access to a small strip of land and a front courtyard. There is an allocated parking space to the side of the property.

- NO FORWARD CHAIN
- TWO BEDROOMS
- PARKING
- OPEN PLAN KITCHEN/SITTING ROOM
- PRIME CENTRAL EMSWORTH LOCATION
- IN NEED OF MODERNISATION
- WATER VIEWS FROM FRONT COURTYARD
- MOMENTS FROM MILLPOND

Asking Price
£265,000
Freehold





ACCOMMODATION

Ground Floor:

- Porch
- Sitting/Dining Room
- Kitchen

First Floor:

- Bedroom One
- Bedroom Two
- Bathroom
- Storage cupboard

EPC: TBC

Council Tax: D





LOCATION

The Cottage is set within a pleasant residential setting, with local amenities, transport links, and scenic coastal walks all within easy reach. Emsworth's popular sailing community and nearby countryside further enhance the lifestyle on offer. The location is particularly appealing, with good road and rail connections providing convenient access to Portsmouth, Chichester, and beyond, making it ideal for commuters while still enjoying a relaxed coastal environment.



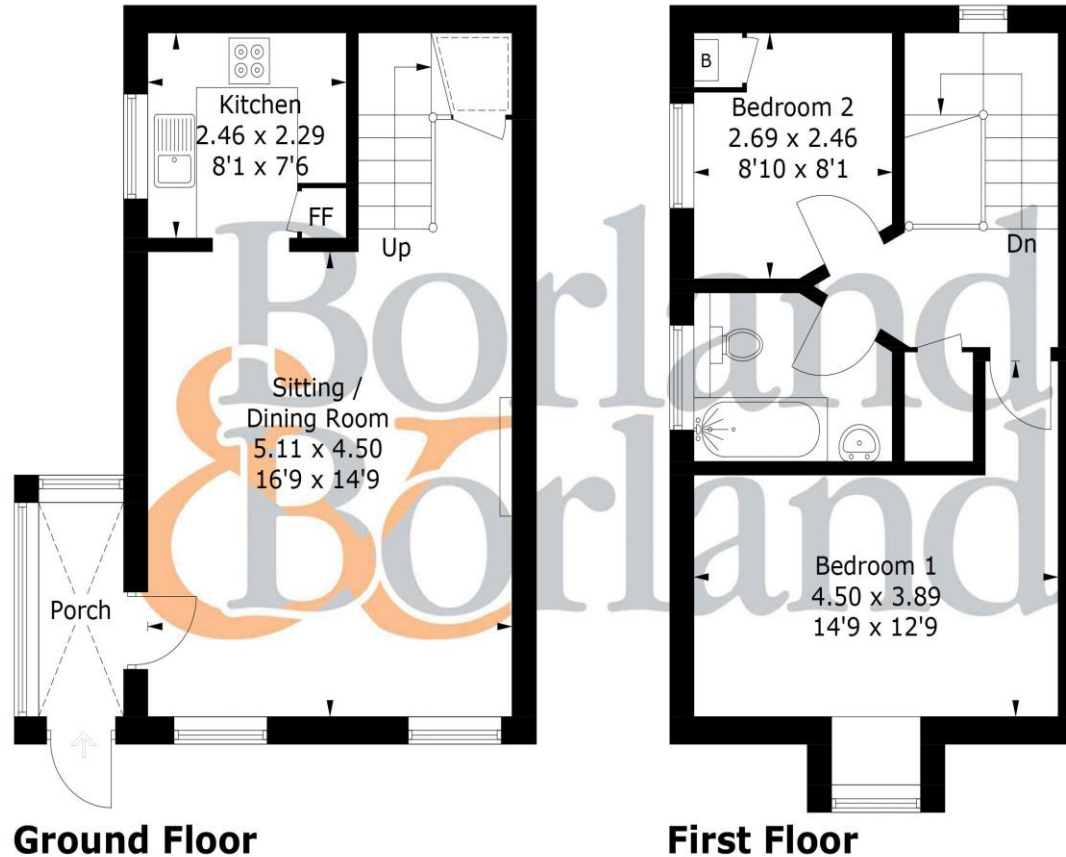


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Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



= Reduced headroom below 1.5m / 5'0



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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. (ID1304474)

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